2010 Property Tax Report
Adams County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Adams County

The average homeowner saw a 5.2% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 18.7% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	7,143	88.2%	783	9.7%
No Change	89	1.1%	6	0.1%
Lower Tax Bill	865	10.7%	7,308	90.3%
Average Change in Tax Bill	**5.2%**		**-18.7%**	
Detailed Change in Tax Bill				
20% or More	906	11.2%	298	3.7%
10% to 19%	2,121	26.2%	116	1.4%
1% to 9%	4,116	50.8%	369	4.6%
0%	89	1.1%	6	0.1%
-1% to -9%	475	5.9%	1,058	13.1%
-10% to -19%	233	2.9%	2,057	25.4%
-20% to -29%	86	1.1%	2,049	25.3%
-30% to -39%	21	0.3%	1,151	14.2%
-40% to -49%	30	0.4%	555	6.9%
-50% to -59%	6	0.1%	155	1.9%
-60% to -69%	5	0.1%	116	1.4%
-70% to -79%	2	0.0%	53	0.7%
-80% to -89%	2	0.0%	20	0.2%
-90% to -99%	1	0.0%	17	0.2%
-100%	4	0.0%	77	1.0%
Total	**8,097**	**100.0%**	**8,097**	**100.0%**

90.3% of homeowners saw lower tax bills in 2010 than in 2007.

77.0% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

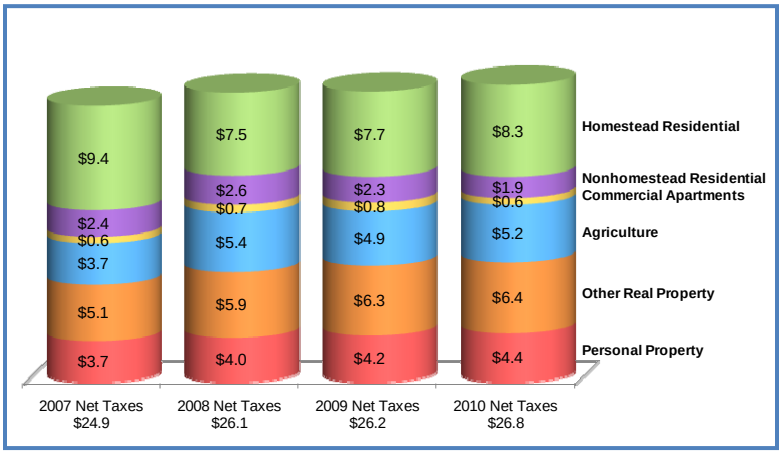
The largest percentage of homeowners have seen between a 10% and 29% decrease in their tax bills from 2007 to 2010.

Note: Percentages may not total due to rounding.

Adams County Overview

The larger-than-average increase in homeowner tax bills had a number of causes. Property tax levies increased 4.6% in Adams County in 2010, more than the state average increase of 2.4%. This was mainly due to a large increase in the debt service levy in the South Adams School Corporation. Local homestead property tax credit rates fell in Adams County in 2010, due to a decline in the local income tax revenues that fund these credits. Adams County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Adams County property tax rates and home values were not high enough for homeowners to qualify for tax cap credits.

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



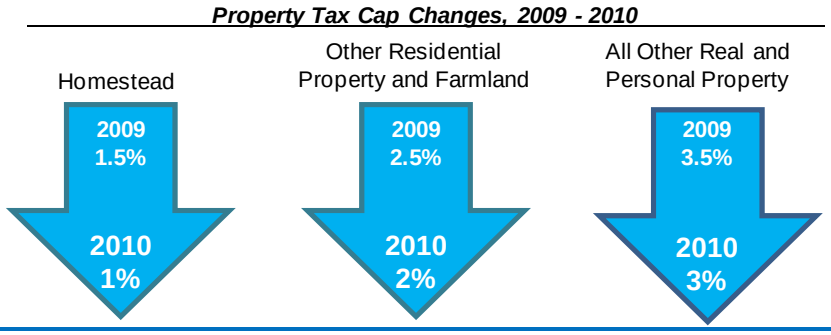
Net tax bills for all taxpayers increased 2.6% in Adams County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 24.6% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 14.5% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 1.3% and 5.5% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Adams County property tax levies. Commercial and industrial property did not benefit very much from the tightened tax caps because Adams County's tax rates were generally not high

enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 5.9% increase in tax payments in 2010 because of the Adams County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Adams County in 2010 amounted to 3.8% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to Adams County having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. Few commercial or industrial properties in the 3% tax cap category qualified for credits because the highest Adams County tax rate barely exceeded $3. Neither Adams County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Adams County Total $1,110,145

1%	2%	3%	Elderly
$334,515	$746,784	$4,376	$24,470
30.1%	67.3%	0.4%	2.2%

Adams County, Decatur City, and the North and South Adams School Corporations saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, Berne and Geneva municipalities and the Berne library district lost the most, at 9% each. Losses were greatest for units that overlapped the municipalities of Berne, Geneva, and Decatur because these tax districts had the highest tax rates.

The Effects of Recession

In Adams County the recession has had a large effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.2% in December 2007 to 14.8% in July 2009. Job losses and income declines contributed to a 6.1% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Adams County in 2010.

Adams County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,122,760,240	1,147,380,850	2.2%
Other Residential	107,278,200	110,471,300	3.0%
Ag Business/Land	296,743,230	306,688,590	3.4%
Business Real/Personal	520,202,560	517,968,580	-0.4%
Total	**$2,046,984,230**	**$2,082,509,320**	**1.7%**

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

In Adams County, the gross assessed value of business real and personal property fell 0.4% in 2010. Other assessment categories increased, and total gross assessed value in Adams County rose 1.7%. This was higher than the state average increase of 0.6%.

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

Adams County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*34,681,655*	*39,207,884*	*27,589,611*	*28,854,887*	*13.1%*	*-29.6%*	*4.6%*
State Unit	33,828	34,994	0	0	3.4%	-100.0%	
Adams County	7,117,865	8,938,031	7,300,403	7,556,030	25.6%	-18.3%	3.5%
Blue Creek Township	18,036	18,657	19,361	20,101	3.4%	3.8%	3.8%
French Township	19,932	20,596	21,409	22,185	3.3%	3.9%	3.6%
Hartford Township	28,721	29,774	30,932	32,109	3.7%	3.9%	3.8%
Jefferson Township	19,636	20,198	21,042	21,812	2.9%	4.2%	3.7%
Kirkland Township	26,121	27,052	27,984	45,494	3.6%	3.4%	62.6%
Monroe Township	21,650	22,201	23,069	23,871	2.5%	3.9%	3.5%
Preble Township	35,400	36,784	38,007	39,019	3.9%	3.3%	2.7%
Root Township	55,845	57,924	59,980	62,381	3.7%	3.5%	4.0%
St. Marys Township	29,666	31,041	32,265	33,446	4.6%	3.9%	3.7%
Union Township	35,569	37,127	37,260	38,655	4.4%	0.4%	3.7%
Wabash Township	46,728	48,338	50,022	51,983	3.4%	3.5%	3.9%
Washington Township	180,183	186,705	194,056	200,674	3.6%	3.9%	3.4%
Decatur Civil City	3,127,178	3,235,012	3,180,147	3,295,157	3.4%	-1.7%	3.6%
Berne Civil City	916,962	959,019	991,899	1,040,805	4.6%	3.4%	4.9%
Geneva Civil Town	407,058	422,117	443,544	462,675	3.7%	5.1%	4.3%
Monroe Civil Town	154,192	159,850	162,637	169,083	3.7%	1.7%	4.0%
Adams Central Community School Corp	4,232,392	4,870,774	2,454,179	2,593,601	15.1%	-49.6%	5.7%
North Adams Community School Corp	11,744,941	12,121,526	8,052,962	7,836,150	3.2%	-33.6%	-2.7%
South Adams School Corp	5,149,691	6,606,738	3,067,116	3,884,922	28.3%	-53.6%	26.7%
Berne Public Library	296,456	303,052	321,133	325,095	2.2%	6.0%	1.2%
Decatur Public Library	431,160	447,229	0	0	3.7%	-100.0%	
Geneva Public Library	49,261	51,152	0	0	3.8%	-100.0%	
Adams Public Library System	0	0	517,982	536,804			3.6%
Adams County Solid Waste Mgt Dist	503,184	521,993	542,222	562,835	3.7%	3.9%	3.8%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
01001	North Blue Creek Township	1.4445	--	3.7379%	--	7.8697%	--	--	--	1.2768
01002	South Blue Creek Township	1.7742	--	3.7379%	--	7.8697%	--	--	--	1.5683
01003	North French Township	1.4454	--	3.7379%	--	7.8697%	--	--	--	1.2776
01004	South French Township	1.7751	--	3.7379%	--	7.8697%	--	--	--	1.5691
01005	Hartford Township	1.8098	--	3.7379%	--	7.8697%	--	--	--	1.5997
01006	Jefferson Township	1.7862	--	3.7379%	--	7.8697%	--	--	--	1.5789
01007	Kirkland Township	1.4925	--	3.7379%	--	7.8697%	--	--	--	1.3193
01008	North Monroe Township	1.4201	--	3.7379%	--	7.8697%	--	--	--	1.2553
01009	South Monroe Township	1.7498	--	3.7379%	--	7.8697%	--	--	--	1.5467
01010	Berne City-Monroe Township	2.9409	--	3.7379%	--	7.8697%	--	--	--	2.5995
01011	Monroe Town-Monroe Township	2.0612	--	3.7379%	--	7.8697%	--	--	--	1.8219
01012	Preble Township	1.9724	--	3.7379%	--	7.8697%	--	--	--	1.7435
01013	Root Township	1.9307	--	3.7379%	--	7.8697%	--	--	--	1.7066
01014	Decatur City-Root Township	2.9173	--	3.7379%	--	7.8697%	--	--	--	2.5787
01015	St Marys Township	1.4723	--	3.7379%	--	7.8697%	--	--	--	1.3014
01016	Union Township	1.9831	--	3.7379%	--	7.8697%	--	--	--	1.7529
01017	Wabash Township	1.7751	--	3.7379%	--	7.8697%	--	--	--	1.5691
01018	Berne City-Wabash Township	2.9563	--	3.7379%	--	7.8697%	--	--	--	2.6131
01019	Geneva Town	3.0419	--	3.7379%	--	7.8697%	--	--	--	2.6888
01020	South Washington Township	1.4795	--	3.7379%	--	7.8697%	--	--	--	1.3078
01021	North Washington Township	1.9746	--	3.7379%	--	7.8697%	--	--	--	1.7454
01022	Decatur City-Washington Township	2.9582	--	3.7379%	--	7.8697%	--	--	--	2.6148
01023	Monroe Town-Washington Township	2.1106	--	3.7379%	--	7.8697%	--	--	--	1.8656

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Adams County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*334,515*	*746,784*	*4,376*	*24,470*	*1,110,145*	*28,854,887*	*3.8%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*168,674*	*0.0%*
County Total	*334,515*	*746,784*	*4,376*	*24,470*	*1,110,145*	*29,023,561*	*3.8%*
Adams County	65,974	147,048	836	5,861	219,720	7,556,030	2.9%
Blue Creek Township	0	0	0	9	9	20,101	0.0%
French Township	0	0	0	2	2	22,185	0.0%
Hartford Township	0	0	0	16	16	32,109	0.1%
Jefferson Township	0	0	0	9	9	21,812	0.0%
Kirkland Township	0	0	0	9	9	45,494	0.0%
Monroe Township	18	172	0	17	207	23,871	0.9%
Preble Township	0	0	0	15	15	39,019	0.0%
Root Township	598	1,002	0	37	1,637	62,381	2.6%
St. Marys Township	0	0	0	31	31	33,446	0.1%
Union Township	0	0	0	15	15	38,655	0.0%
Wabash Township	1,125	1,469	34	52	2,679	51,983	5.2%
Washington Township	1,571	6,195	0	209	7,975	200,674	4.0%
Decatur Civil City	54,867	147,249	0	2,516	204,633	3,295,157	6.2%
Berne Civil City	37,564	54,396	0	1,667	93,628	1,040,805	9.0%
Geneva Civil Town	10,732	28,231	1,665	922	41,550	462,675	9.0%
Monroe Civil Town	0	486	0	354	840	169,083	0.5%
Adams Central Community School Corp	0	581	0	1,511	2,092	2,593,601	0.1%
North Adams Community School Corp	80,409	214,332	0	5,951	300,693	7,836,150	3.8%
South Adams School Corp	55,735	92,849	1,593	3,836	154,013	3,884,922	4.0%
Berne Public Library	11,733	16,991	0	521	29,245	325,095	9.0%
Adams Public Library System	9,275	24,829	185	473	34,762	536,804	6.5%
Adams County Solid Waste Mgt Dist	4,914	10,953	62	437	16,367	562,835	2.9%
TIF - Berne Monroe	0	0	0	0	0	168,674	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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Allen County
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Legislative Services Agency **July 2010**

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

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

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

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

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

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

Comparable Homestead Property Tax Changes in Allen County

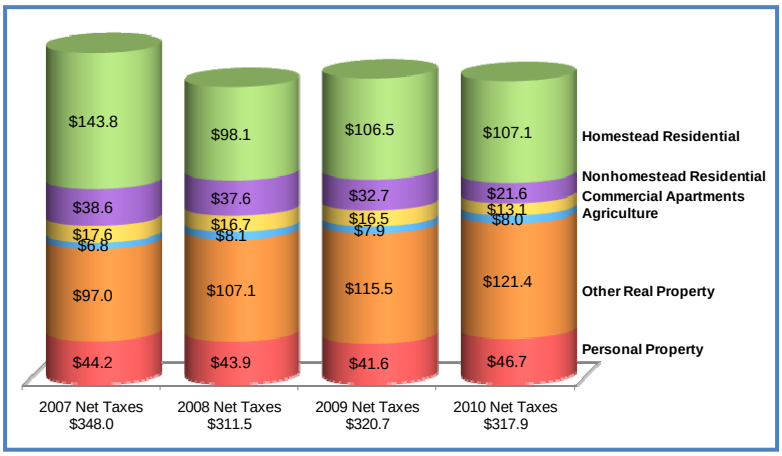
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	53,334	63.4%	3,340	4.0%
No Change	1,912	2.3%	368	0.4%
Lower Tax Bill	28,812	34.3%	80,350	95.6%
Average Change in Tax Bill	**-1.5%**		**-31.4%**	
Detailed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

Note: Percentages may not total due to rounding.

Allen County Overview

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

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



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

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

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010

Tax Cap Credits

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

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

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

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

The Effects of Recession

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

Allen County Gross Assessed Value by Property Type

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

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

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

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

Allen County Levy Comparison by Taxing Unit

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

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

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

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Allen County 2010 Circuit Breaker Cap Credits

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

Allen County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
TIF - 059 Brookwood	0	0	0	0	0	17,228	0.0%
TIF - 059 Jackson Industrial Park	0	0	0	0	0	19,952	0.0%
TIF - 059 I469 Bluffton Rd Nestle	0	0	0	0	0	348,429	0.0%
TIF - 068 Lincoln Industrial Park	0	0	0	0	0	1,483	0.0%
TIF - 071 Baer Field	0	1,105	0	0	1,105	287,774	0.4%
TIF - 072 Maysville Stellhorn	0	0	0	0	0	1,127,487	0.0%
TIF - 073 Centennial Park	0	0	0	0	0	314,320	0.0%
TIF - 073 Summit Park	0	0	0	0	0	529,854	0.0%
TIF - 073 Washington Ctr Coldwater Rd	0	0	0	0	0	104,773	0.0%
TIF - 073 Lima Rd Ley Rd	0	0	0	0	0	78,621	0.0%
TIF - 074 Baer Field	0	2,196	0	0	2,196	759,728	0.3%
TIF - 074 Civic Center	0	20,514	0	0	20,514	2,621,464	0.8%
TIF - 074 Illinois Getz	0	792	0	0	792	381,890	0.2%
TIF - 074 Jefferson Illinois	0	0	0	0	0	3,743,834	0.0%
TIF - 074 Tillman Anthony	0	14	0	0	14	683,180	0.0%
TIF - 075 Illinois Getz	0	0	0	0	0	0	
TIF - 076 Baer Field	0	64	0	0	64	160	39.9%
TIF - 076 Illinois Getz	0	0	0	0	0	17,195	0.0%
TIF - 080 Baer Field	0	1,026	0	0	1,026	553,516	0.2%

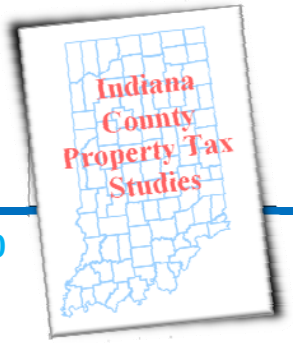
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Bartholomew County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 6.3% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 19.6% lower than they were in 2007, before the property tax reforms.

Comparable Homestead Property Tax Changes in Bartholomew County

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	14,049	81.8%	2,099	12.2%
No Change	234	1.4%	39	0.2%
Lower Tax Bill	2,890	16.8%	15,035	87.6%
Average Change in Tax Bill	**6.3%**		**-19.6%**	
Detailed Change in Tax Bill				
20% or More	2,502	14.6%	705	4.1%
10% to 19%	6,665	38.8%	380	2.2%
1% to 9%	4,882	28.4%	1,014	5.9%
0%	234	1.4%	39	0.2%
-1% to -9%	2,007	11.7%	2,448	14.3%
-10% to -19%	580	3.4%	3,871	22.5%
-20% to -29%	150	0.9%	3,811	22.2%
-30% to -39%	36	0.2%	2,628	15.3%
-40% to -49%	15	0.1%	1,114	6.5%
-50% to -59%	22	0.1%	401	2.3%
-60% to -69%	18	0.1%	218	1.3%
-70% to -79%	13	0.1%	161	0.9%
-80% to -89%	6	0.0%	110	0.6%
-90% to -99%	6	0.0%	59	0.3%
-100%	37	0.2%	214	1.2%
Total	**17,173**	**100.0%**	**17,173**	**100.0%**

Note: Percentages may not total due to rounding.

87.6% of homeowners saw lower tax bills in 2010 than in 2007.

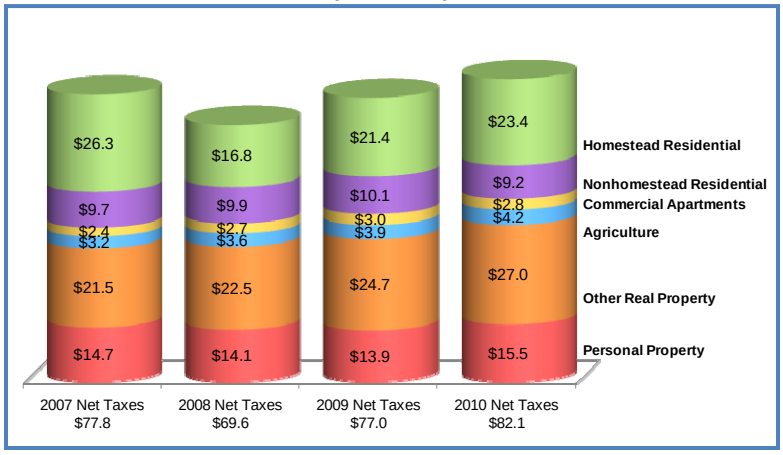
67.2% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

The largest percentage of homeowners have seen between a 10% and 29% decrease in their tax bills from 2007 to 2010.

Bartholomew County Overview

The larger-than-average increase in homeowner tax bills was the result of a larger-than-average increase in property tax levies. Property tax levies increased 9.1% in Bartholomew County in 2010, more than the state average increase of 2.4%. The Bartholomew School Corporation passed a capital referendum in November 2008, which raised the debt service levy. In addition, the county general fund and Columbus City road funds saw substantial levy increases. Bartholomew County does not provide local homestead credits. Bartholomew County homeowners benefitted somewhat more from the one percent property tax cap than did homeowners in the average county, primarily because Bartholomew County property tax rates and home values were high enough for more homeowners to qualify for tax cap credits.

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



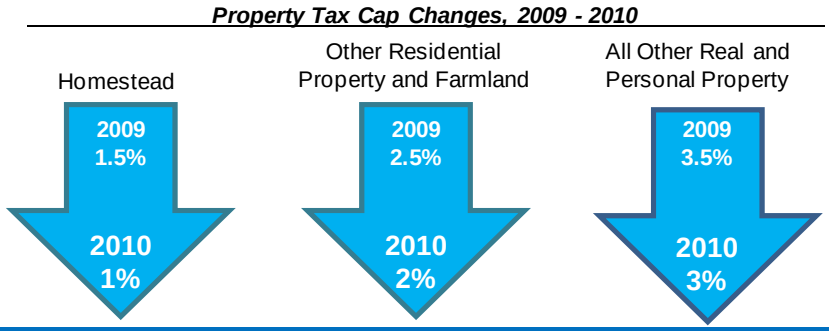
Net tax bills for all taxpayers increased 6.5% in Bartholomew County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 9.0% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 9.4% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 9.3% and 11.2% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Bartholomew County property tax levies. Commercial and industrial property did not benefit very much from the tightened tax caps

because Bartholomew County's tax rates were generally not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 7.4% increase in tax payments in 2010 because of the Bartholomew County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Bartholomew County in 2010 amounted to 4.1% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to Bartholomew County having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. Few commercial or industrial properties in the 3% tax cap category qualified for credits because only 3 of 25 district tax rates in Bartholomew County exceeded $3.

2010 Circuit Breaker Credits by Cap Category
Bartholomew County Total $3,438,788

1%	2%	3%	Elderly
$1,620,341	$1,460,569	$265,103	$92,775
47.1%	42.5%	7.7%	2.7%

Bartholomew County, Columbus City, and the Bartholomew County Consolidated School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, Edinburgh Community Schools lost the most, at 35.2%. The Town of Edinburgh and the Edinburgh library followed with 20.4% each. Losses were greatest for units that overlapped the Town of Edinburgh, because these tax districts had the highest tax rates.

The Effects of Recession

In Bartholomew County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 3.5% in December 2007 to 9.7% in July 2009. Job losses and income declines contributed to a 0.8% decrease in local income tax revenue, after adjusting for rate changes. Local income tax revenue used for property tax relief declined slightly in Bartholomew County in 2010.

Bartholomew County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	2,987,312,150	3,036,196,600	1.6%
Other Residential	577,235,800	579,469,000	0.4%
Ag Business/Land	249,217,900	253,458,200	1.7%
Business Real/Personal	2,157,373,440	2,189,218,960	1.5%
Total	**$5,971,139,290**	**$6,058,342,760**	**1.5%**

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

In Bartholomew County, the gross assessed value of business real and personal property rose 1.5% in 2010. Other assessment categories increased, and total gross assessed value in Bartholomew County rose 1.5%. This was higher than the state average increase of 0.6%.

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

Bartholomew County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*99,913,949*	*100,897,922*	*74,712,408*	*81,520,841*	*1.0%*	*-26.0%*	*9.1%*
State Unit	96,561	101,931	0	0	5.6%	-100.0%	
Bartholomew County	19,159,243	17,566,012	14,546,234	15,505,375	-8.3%	-17.2%	6.6%
Clay Township	148,463	74,039	70,821	36,599	-50.1%	-4.3%	-48.3%
Clifty Township	25,525	26,841	29,182	30,272	5.2%	8.7%	3.7%
Columbus Township	722,874	768,640	809,101	1,140,789	6.3%	5.3%	41.0%
Flatrock Township	32,714	34,494	49,183	50,269	5.4%	42.6%	2.2%
German Township	108,268	109,011	126,569	130,539	0.7%	16.1%	3.1%
Harrison Township	145,250	235,526	112,616	241,897	62.2%	-52.2%	114.8%
Hawcreek Township	95,203	101,393	108,791	111,954	6.5%	7.3%	2.9%
Jackson Township	15,375	42,208	34,830	26,314	174.5%	-17.5%	-24.5%
Ohio Township	78,188	54,125	36,531	81,561	-30.8%	-32.5%	123.3%
Rockcreek Township	25,420	26,791	27,582	28,984	5.4%	3.0%	5.1%
Sandcreek Township	34,853	36,289	37,881	29,065	4.1%	4.4%	-23.3%
Wayne Township	161,015	128,043	125,981	149,200	-20.5%	-1.6%	18.4%
Columbus Civil City	22,586,776	23,632,089	23,863,130	25,136,803	4.6%	1.0%	5.3%
Clifford Civil Town	8,813	9,633	10,568	11,033	9.3%	9.7%	4.4%
Elizabethtown Civil Town	6,619	7,025	8,507	8,734	6.1%	21.1%	2.7%
Hartsville Civil Town	16,991	16,753	16,750	18,411	-1.4%	0.0%	9.9%
Hope Civil Town	209,612	227,435	238,777	248,934	8.5%	5.0%	4.3%
Jonesville Civil Town	6,347	6,328	6,790	6,579	-0.3%	7.3%	-3.1%
Edinburgh Civil Town	696,610	656,467	842,954	978,390	-5.8%	28.4%	16.1%
Bartholomew Consolidated School Corp	50,143,137	51,333,825	27,416,778	31,168,558	2.4%	-46.6%	13.7%
Flatrock-Hawcreek School Corp	2,326,090	2,563,503	2,867,219	2,888,595	10.2%	11.8%	0.7%
Edinburgh Community School Corp	116,900	99,834	54,362	60,820	-14.6%	-45.5%	11.9%
Bartholomew County Public Library	1,785,330	1,835,818	2,000,170	2,094,798	2.8%	9.0%	4.7%
Edinburgh-Wright-Hageman Public Library	55,348	52,904	64,342	80,637	-4.4%	21.6%	25.3%
Bartholomew County Solid Waste Mgt Dist	1,106,424	1,150,965	1,206,759	1,255,731	4.0%	4.8%	4.1%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
03001	Clay Township	1.3725	--	3.4529%	--	--	--	--	--	1.3251
03002	Columbus City-Clay Township	2.3683	--	3.4529%	--	--	--	--	--	2.2865
03003	Clifty Township	1.4002	--	3.4529%	--	--	--	--	--	1.3519
03004	Columbus Township	1.6749	--	3.4529%	--	--	--	--	--	1.6171
03005	Columbus City-Columbus Township	2.3759	--	3.4529%	--	--	--	--	--	2.2939
03006	Flatrock Township	2.2154	--	3.4529%	--	--	--	--	--	2.1389
03007	Columbus City-Flatrock Township	3.1722	--	3.4529%	--	--	--	--	--	3.0627
03008	Clifford Town	2.4517	--	3.4529%	--	--	--	--	--	2.3670
03009	German Township	1.3836	--	3.4529%	--	--	--	--	--	1.3358
03010	Edinburgh Town	4.3099	--	3.4529%	--	--	--	--	--	4.1611
03011	Harrison Township	1.4418	--	3.4529%	--	--	--	--	--	1.3920
03012	Hawcreek Township	2.2723	--	3.4529%	--	--	--	--	--	2.1938
03013	Hartsville Town	2.5030	--	3.4529%	--	--	--	--	--	2.4166
03014	Hope Town	2.8111	--	3.4529%	--	--	--	--	--	2.7140
03015	Jackson Township	1.4101	--	3.4529%	--	--	--	--	--	1.3614
03016	Ohio Township	1.3971	--	3.4529%	--	--	--	--	--	1.3489
03017	Rockcreek Township	1.3836	--	3.4529%	--	--	--	--	--	1.3358
03018	Sandcreek Township	1.3758	--	3.4529%	--	--	--	--	--	1.3283
03019	Elizabethtown Town	1.4980	--	3.4529%	--	--	--	--	--	1.4463
03020	Wayne Township	1.4339	--	3.4529%	--	--	--	--	--	1.3844
03021	Columbus City-Wayne Township	2.3606	--	3.4529%	--	--	--	--	--	2.2791
03022	Jonesville Town	1.5565	--	3.4529%	--	--	--	--	--	1.5028
03023	Edinburgh Town-Bartholomew School	3.8719	--	3.4529%	--	--	--	--	--	3.7382
03024	Columbus City-Harrison Township	2.3692	--	3.4529%	--	--	--	--	--	2.2874
03025	German Annex	2.3471	--	3.4529%	--	--	--	--	--	2.2661

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Bartholomew County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*1,620,341*	*1,460,569*	*265,103*	*92,775*	*3,438,788*	*81,520,841*	*4.2%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*2,320,141*	*0.0%*
County Total	*1,620,341*	*1,460,569*	*265,103*	*92,775*	*3,438,788*	*83,840,982*	*4.1%*
Bartholomew County	273,463	242,304	27,231	17,895	560,894	15,505,375	3.6%
Clay Township	125	85	0	47	258	36,599	0.7%
Clifty Township	0	0	0	24	24	30,272	0.1%
Columbus Township	17,089	16,370	0	1,864	35,322	1,140,789	3.1%
Flatrock Township	20	0	0	164	184	50,269	0.4%
German Township	28	280	1,296	69	1,672	130,539	1.3%
Harrison Township	1,915	240	0	119	2,274	241,897	0.9%
Hawcreek Township	0	2	0	410	412	111,954	0.4%
Jackson Township	0	0	0	3	3	26,314	0.0%
Ohio Township	0	0	0	17	17	81,561	0.0%
Rockcreek Township	0	0	0	32	32	28,984	0.1%
Sandcreek Township	0	0	0	20	20	29,065	0.1%
Wayne Township	0	79	0	97	175	149,200	0.1%
Columbus Civil City	687,267	596,334	0	29,062	1,312,663	25,136,803	5.2%
Clifford Civil Town	0	0	0	4	4	11,033	0.0%
Elizabethtown Civil Town	0	0	0	0	0	8,734	0.0%
Hartsville Civil Town	0	0	0	170	170	18,411	0.9%
Hope Civil Town	0	34	0	1,231	1,266	248,934	0.5%
Jonesville Civil Town	0	0	0	0	0	6,579	0.0%
Edinburgh Civil Town	3,466	34,839	161,291	0	199,596	978,390	20.4%
Bartholomew Consolidated School Corp	575,197	502,601	52,854	32,079	1,162,731	31,168,558	3.7%
Flatrock-Hawcreek School Corp	203	45	0	5,573	5,821	2,888,595	0.2%
Edinburgh Community School Corp	1,872	12,578	6,931	0	21,381	60,820	35.2%
Bartholomew County Public Library	37,263	32,285	0	2,444	71,992	2,094,798	3.4%
Edinburgh-Wright-Hageman Public Library	286	2,871	13,293	0	16,450	80,637	20.4%
Bartholomew County Solid Waste Mgt Dist	22,147	19,623	2,205	1,449	45,425	1,255,731	3.6%
TIF - City Of Columbus	0	0	0	0	0	1,561,828	0.0%
TIF - C-Wayne Annex	0	0	0	0	0	758,313	0.0%
TIF - C-Harrison Annex	0	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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Benton County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

This report describes property tax changes in Benton County between 2009 and 2010, with comparison to changes between 2007 and 2010. The report also shows the overall changes to property tax levies and property assessments since the recent property tax reforms have been implemented. Explanatory information is provided to highlight changes that are unique to Benton County and those that have occurred throughout the state. All statewide averages are based on data received from 90 counties, except Lake and LaPorte.

Comparable Homestead Property Tax Changes in Benton County

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	1,742	75.1%	37	1.6%
No Change	204	8.8%	14	0.6%
Lower Tax Bill	375	16.2%	2,270	97.8%
Average Change in Tax Bill	**5.4%**		**-45.0%**	
Detailed Change in Tax Bill				
20% or More	197	8.5%	22	0.9%
10% to 19%	489	21.1%	6	0.3%
1% to 9%	1,056	45.5%	9	0.4%
0%	204	8.8%	14	0.6%
-1% to -9%	240	10.3%	14	0.6%
-10% to -19%	74	3.2%	26	1.1%
-20% to -29%	22	0.9%	105	4.5%
-30% to -39%	7	0.3%	503	21.7%
-40% to -49%	6	0.3%	752	32.4%
-50% to -59%	3	0.1%	372	16.0%
-60% to -69%	3	0.1%	125	5.4%
-70% to -79%	3	0.1%	88	3.8%
-80% to -89%	1	0.0%	61	2.6%
-90% to -99%	1	0.0%	44	1.9%
-100%	15	0.6%	180	7.8%
Total	**2,321**	**100.0%**	**2,321**	**100.0%**

Note: Percentages may not total due to rounding.

The average homeowner saw a 5.4% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 45.0% lower than they were in 2007, before the property tax reforms.

97.8% of homeowners saw lower tax bills in 2010 than in 2007.

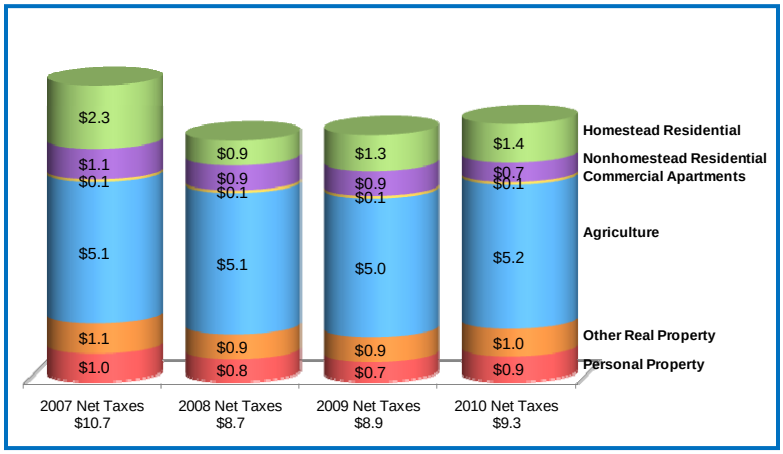
66.6% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Benton County Overview

The larger-than-average increase in homeowner tax bills had two main causes. Local homestead property tax credit rates fell in Benton County in 2010, due to a decline in the local income tax revenues that fund these credits. Benton County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, because Benton County property tax rates and home values were not high enough for many homeowners to qualify for tax cap credits, and because of the high local homestead credit rate. Property tax levies increased slightly less than the state average in Benton County in 2010, 2.1% compared to 2.4% in the state as a whole. The county general fund levy and South Newton School Corporation capital projects and debt service levies saw increases, but these were offset by declines in the Benton School Corporation debt service and bus replacement levies.

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



Net tax bills for all taxpayers increased 3.4% in Benton County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 3.7% decrease in tax bills. This decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 21.9% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 5.3% and 20.5% increase, respectively, in tax bills in 2010. This was mainly

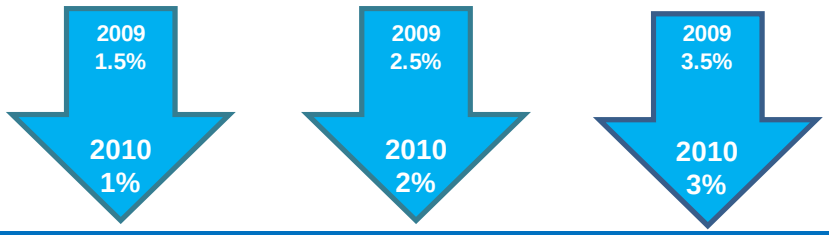
because of new business investment in Benton County. Commercial and industrial property did not benefit very much from the tightened tax caps because most of Benton County's tax rates were not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 4.1% increase in tax payments in 2010 because of the Benton County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Benton County in 2010 amounted to 2.5% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to Benton County having a smaller share of its net assessed value in the residential category which is capped at 2%. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. Most farmland, which is also subject to the 2% cap is located in taxing districts with tax rates under $2. Few commercial or industrial properties in the 3% tax cap category qualified for credits because only 3 of 17 Benton County district tax rates exceeded $3. Neither Benton County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Benton County Total $273,469

1%	2%	3%	Elderly
$34,195	$231,196	$6,736	$1,342
12.5%	84.5%	2.5%	0.5%

Benton County, the Town of Fowler, and the Benton Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the Town of Fowler lost the most of all taxing districts, at 11.4%. The Fowler taxing district had the highest tax rate in the county. The Boswell TIF district lost 37.2%, or $255.

The Effects of Recession

In Benton County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.2% in December 2007 to 11.1% in July 2009. Job losses and income declines contributed to a 1.3% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Benton County in 2010.

Benton County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	241,440,200	243,285,600	0.8%
Other Residential	33,412,100	33,211,600	-0.6%
Ag Business/Land	359,999,700	375,959,700	4.4%
Business Real/Personal	118,947,520	323,675,400	172.1%
Total	**$753,799,520**	**$976,132,300**	**29.5%**

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

In Benton County, the gross assessed value of business real and personal property increased 172.1% in 2010, and total gross assessed value in Benton County rose 29.5%. This increase includes significant new investment in the county and is higher than the state average increase of 0.6%.

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

Benton County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*14,707,240*	*15,110,052*	*10,738,546*	*10,967,751*	*2.7%*	*-28.9%*	*2.1%*
State Unit	12,576	14,243	0	0	13.3%	-100.0%	
Benton County	3,110,391	3,212,933	2,677,789	2,805,468	3.3%	-16.7%	4.8%
Bolivar Township	24,757	24,949	25,757	26,606	0.8%	3.2%	3.3%
Center Township	53,462	53,789	55,658	57,872	0.6%	3.5%	4.0%
Gilboa Township	12,282	11,458	12,792	12,584	-6.7%	11.6%	-1.6%
Grant Township	17,137	17,921	18,751	19,452	4.6%	4.6%	3.7%
Hickory Grove Township	47,855	50,052	51,183	53,793	4.6%	2.3%	5.1%
Oak Grove Township	31,502	31,248	32,050	33,116	-0.8%	2.6%	3.3%
Parish Grove Township	16,231	16,894	17,554	18,317	4.1%	3.9%	4.3%
Pine Township	16,334	16,730	16,911	17,512	2.4%	1.1%	3.6%
Richland Township	25,675	26,920	28,175	29,216	4.8%	4.7%	3.7%
Union Township	10,669	10,904	11,383	11,782	2.2%	4.4%	3.5%
York Township	12,931	13,506	13,433	14,071	4.4%	-0.5%	4.7%
Ambia Civil Town	22,047	22,603	23,480	24,718	2.5%	3.9%	5.3%
Boswell Civil Town	185,545	194,258	199,417	210,249	4.7%	2.7%	5.4%
Earl Park Civil Town	50,729	52,999	54,304	57,188	4.5%	2.5%	5.3%
Fowler Civil Town	815,423	829,670	846,400	888,532	1.7%	2.0%	5.0%
Otterbein Civil Town	141,778	144,630	142,983	150,700	2.0%	-1.1%	5.4%
Oxford Civil Town	237,444	245,195	251,157	258,729	3.3%	2.4%	3.0%
Benton Community School Corp	8,233,630	8,360,591	5,134,281	4,968,777	1.5%	-38.6%	-3.2%
South Newton School Corp	411,093	499,966	230,449	364,357	21.6%	-53.9%	58.1%
Tri County School Corp	632,070	773,798	350,451	366,065	22.4%	-54.7%	4.5%
Boswell Public Library	137,159	101,403	111,649	117,408	-26.1%	10.1%	5.2%
Earl Park Public Library	27,141	26,117	26,840	28,271	-3.8%	2.8%	5.3%
Otterbein Public Library	152,382	86,002	124,844	137,043	-43.6%	45.2%	9.8%
Oxford Public Library	92,938	96,427	98,711	103,819	3.8%	2.4%	5.2%
Benton County Public Library	166,938	165,346	172,400	181,838	-1.0%	4.3%	5.5%
York Township Public Library	9,121	9,500	9,744	10,268	4.2%	2.6%	5.4%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0			

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
04001	Bolivar Township	1.6994	14.2955%	5.0421%	--	5.6286%	--	--	--	1.2751
04002	Otterbein (Bolivar)	2.6447	14.2955%	5.0421%	--	1.4260%	--	--	--	2.0956
04003	Center Township	1.5800	14.2955%	5.0421%	--	15.4340%	--	--	--	1.0306
04004	Fowler (Center)	3.5512	14.2955%	5.0421%	--	1.5623%	--	--	--	2.8090
04005	Gilboa Township	1.3721	14.2955%	5.0421%	--	11.4910%	--	--	--	0.9491
04006	Grant Township	1.7130	14.2955%	5.0421%	--	6.9609%	--	--	--	1.2625
04007	Boswell (Grant)	3.4136	14.2955%	5.0421%	--	1.8041%	--	--	--	2.6919
04008	Hickory Grove Township	1.6662	14.2955%	5.0421%	--	12.2451%	--	--	--	1.1400
04009	Ambia (Hickory Grove)	2.8100	14.2955%	5.0421%	--	0.6201%	--	--	--	2.2492
04010	Oak Grove Township	1.6723	14.2955%	5.0421%	--	11.2724%	--	--	--	1.1604
04011	Oxford (Oak Grove)	3.2118	14.2955%	5.0421%	--	1.7932%	--	--	--	2.5331
04012	Parish Grove Township	1.5404	14.2955%	5.0421%	--	12.2014%	--	--	--	1.0546
04013	Pine Township	1.5477	14.2955%	5.0421%	--	5.9297%	--	--	--	1.1566
04014	Richland Township	1.5875	14.2955%	5.0421%	--	10.4503%	--	--	--	1.1146
04015	Earl Park (Richland)	2.6724	14.2955%	5.0421%	--	1.5400%	--	--	--	2.1145
04016	Union Township	1.5336	14.2955%	5.0421%	--	10.6639%	--	--	--	1.0735
04017	York Township	1.4959	14.2955%	5.0421%	--	15.4787%	--	--	--	0.9751

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Benton County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*34,195*	*230,942*	*6,736*	*1,342*	*273,215*	*10,967,751*	*2.5%*
TIF Total	*0*	*255*	*0*	*0*	*255*	*684*	*37.2%*
County Total	*34,195*	*231,196*	*6,736*	*1,342*	*273,469*	*10,968,435*	*2.5%*
Benton County	4,593	32,494	899	215	38,200	2,805,468	1.4%
Bolivar Township	1	114	0	1	116	26,606	0.4%
Center Township	170	733	36	5	943	57,872	1.6%
Gilboa Township	0	0	0	0	0	12,584	0.0%
Grant Township	2	131	0	0	133	19,452	0.7%
Hickory Grove Township	0	75	0	2	76	53,793	0.1%
Oak Grove Township	10	270	0	3	283	33,116	0.9%
Parish Grove Township	0	0	0	0	0	18,317	0.0%
Pine Township	0	0	0	0	0	17,512	0.0%
Richland Township	0	39	0	1	40	29,216	0.1%
Union Township	0	0	0	0	0	11,782	0.0%
York Township	0	0	0	2	2	14,071	0.0%
Ambia Civil Town	0	1,257	0	0	1,257	24,718	5.1%
Boswell Civil Town	315	17,165	0	10	17,490	210,249	8.3%
Earl Park Civil Town	10	1,686	0	0	1,696	57,188	3.0%
Fowler Civil Town	18,300	79,021	3,845	521	101,687	888,532	11.4%
Otterbein Civil Town	59	5,740	0	35	5,833	150,700	3.9%
Oxford Civil Town	653	17,751	0	69	18,473	258,729	7.1%
Benton Community School Corp	9,460	66,929	1,851	390	78,631	4,968,777	1.6%
South Newton School Corp	0	0	0	51	51	364,357	0.0%
Tri County School Corp	0	0	0	0	0	366,065	0.0%
Boswell Public Library	40	2,182	0	1	2,223	117,408	1.9%
Earl Park Public Library	1	97	0	1	98	28,271	0.3%
Otterbein Public Library	12	1,205	0	7	1,225	137,043	0.9%
Oxford Public Library	67	1,820	0	11	1,898	103,819	1.8%
Benton County Public Library	504	2,232	106	15	2,857	181,838	1.6%
York Township Public Library	0	0	0	1	1	10,268	0.0%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0	0	0	
TIF - Boswell (Grant)	0	255	0	0	255	684	37.2%

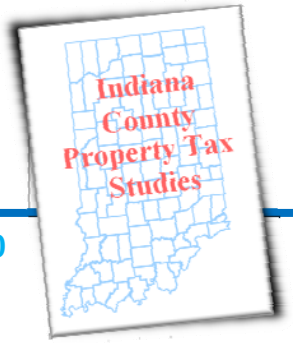
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Blackford County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Blackford County

The average homeowner saw a 3.3% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 22.3% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	3,422	80.5%	561	13.2%
No Change	369	8.7%	70	1.6%
Lower Tax Bill	460	10.8%	3,620	85.2%
Average Change in Tax Bill	**3.3%**		**-22.3%**	
Detailed Change in Tax Bill				
20% or More	309	7.3%	405	9.5%
10% to 19%	1,631	38.4%	56	1.3%
1% to 9%	1,482	34.9%	100	2.4%
0%	369	8.7%	70	1.6%
-1% to -9%	196	4.6%	217	5.1%
-10% to -19%	84	2.0%	405	9.5%
-20% to -29%	34	0.8%	631	14.8%
-30% to -39%	52	1.2%	794	18.7%
-40% to -49%	33	0.8%	646	15.2%
-50% to -59%	10	0.2%	289	6.8%
-60% to -69%	6	0.1%	134	3.2%
-70% to -79%	10	0.2%	70	1.6%
-80% to -89%	8	0.2%	60	1.4%
-90% to -99%	3	0.1%	59	1.4%
-100%	24	0.6%	315	7.4%
Total	**4,251**	**100.0%**	**4,251**	**100.0%**

Note: Percentages may not total due to rounding.

85.2% of homeowners saw lower tax bills in 2010 than in 2007.

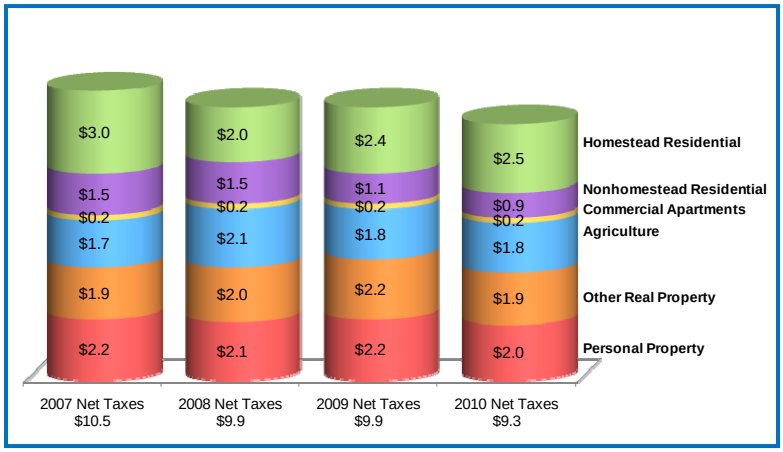
73.3% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Blackford County Overview

The larger-than-average increase in homeowner tax bills had two main causes. Local homestead property tax credit rates fell in Blackford County in 2010, due to a decline in the local income tax revenues that fund these credits. Blackford County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Blackford County home values were not high enough for many homeowners to qualify for tax cap credits. Property tax levies increased by less than the state average in Blackford County in 2010, 1.1% compared to 2.4% in the state as a whole. The county general fund levy increased, as did the Blackford School Corporation's debt service levy. These increases were largely offset by declines in the Blackford School Corporation's capital projects and transportation levies.

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



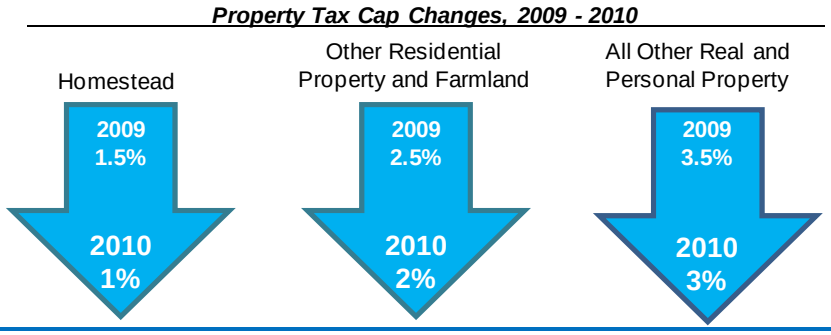
Net tax bills for all taxpayers decreased 6.5% in Blackford County from 2009 to 2010. This was larger than the statewide reduction of 1.4%. In 2010 apartment owners saw an 18.3% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw an 18.8% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 13.5% and 8.7% decrease, respectively, in tax bills in 2010. This was mainly because of tightening of the tax caps

from 3.5% to 3% for this type of property. Agricultural business property saw a 0.3% decrease in tax payments in 2010 also due to the tightening of the caps from 2.5% to 2.0%. The lower cap more than offset the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Blackford County in 2010 amounted to 14.4% of the total property tax levy. The statewide average was 6.3%. The higher percentage loss in the county was due to Blackford County having tax rates exceeding $2 in all eight taxing districts. Many commercial and industrial properties in the 3% tax cap category qualified for credits, because three of the eight district tax rates in the county exceeded $3. Neither Blackford County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Blackford County Total $1,555,292

1%	2%	3%	Elderly
$98,327	$932,579	$513,956	$10,430
6.3%	60.0%	33.1%	0.7%

Blackford County, Hartford City, and the Blackford County School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, the City of Dunkirk and the Dunkirk Library lost the most of all taxing units, at 29.6% each. The Hartford City TIF district lost 31.0%.

The Effects of Recession

In Blackford County the recession has had a large effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.3% in December 2007 to 14.3% in July 2009. Job losses and income declines contributed to a 2.7% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Blackford County in 2010.

Blackford County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	336,966,120	339,655,760	0.8%
Other Residential	42,282,100	41,849,900	-1.0%
Ag Business/Land	81,996,500	84,948,500	3.6%
Business Real/Personal	173,050,940	167,963,220	-2.9%
Total	**$634,295,660**	**$634,417,380**	**0.0%**

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

In Blackford County, the gross assessed value of business real and personal property fell 2.9% in 2010, and the total gross assessed value in Blackford remained unchanged. This was lower than the state average increase of 0.6%.

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

Blackford County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*13,711,190*	*14,285,781*	*10,461,692*	*10,578,876*	*4.2%*	*-26.8%*	*1.1%*
State Unit	10,090	10,694	0	0	6.0%	-100.0%	
Blackford County	2,943,779	3,478,256	3,067,341	3,182,766	18.2%	-11.8%	3.8%
Harrison Township	50,569	55,659	58,351	60,177	10.1%	4.8%	3.1%
Jackson Township	27,504	61,078	53,646	45,358	122.1%	-12.2%	-15.4%
Licking Township	169,477	174,493	181,455	185,249	3.0%	4.0%	2.1%
Washington Township	23,589	36,932	29,630	38,746	56.6%	-19.8%	30.8%
Hartford City Civil City	1,937,075	1,825,724	1,839,880	1,879,609	-5.7%	0.8%	2.2%
Dunkirk Civil City	20,093	19,488	14,414	15,249	-3.0%	-26.0%	5.8%
Montpelier Civil City	402,169	419,076	421,724	419,809	4.2%	0.6%	-0.5%
Shamrock Lakes Civil Town	27,738	28,698	22,928	31,399	3.5%	-20.1%	36.9%
Blackford County School Corp	7,750,560	7,795,708	4,415,438	4,358,901	0.6%	-43.4%	-1.3%
Jay County School Corp	24,314	22,440	12,288	12,890	-7.7%	-45.2%	4.9%
Hartford City Public Library	251,118	279,976	267,556	272,110	11.5%	-4.4%	1.7%
Montpelier Public Library	70,596	75,177	75,128	74,724	6.5%	-0.1%	-0.5%
Dunkirk Public Library	2,519	2,382	1,913	1,889	-5.4%	-19.7%	-1.3%
Blackford County Solid Waste Mgt Dist	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
05001	Harrison Township	2.2270	--	4.9891%	--	9.7269%	--	--	--	1.8993
05002	Montpelier City	3.0993	--	4.9891%	--	9.7269%	--	--	--	2.6432
05003	Jackson Township	2.1325	--	4.9891%	--	9.7269%	--	--	--	1.8187
05004	Dunkirk City (Shadyside)	3.7466	--	4.9891%	--	9.7269%	--	--	--	3.1953
05005	Licking Township	2.1732	--	4.9891%	--	9.7269%	--	--	--	1.8534
05006	Hartford City	3.8036	--	4.9891%	--	9.7269%	--	--	--	3.2439
05007	Shamrock Lakes Town	2.8370	--	4.9891%	--	9.7269%	--	--	--	2.4195
05008	Washington Township	2.1397	--	4.9891%	--	9.7269%	--	--	--	1.8248

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Blackford County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*98,326*	*917,316*	*450,091*	*10,430*	*1,476,163*	*10,578,876*	*14.0%*
TIF Total	*0*	*15,264*	*63,865*	*0*	*79,129*	*255,351*	*31.0%*
County Total	*98,326*	*932,579*	*513,956*	*10,430*	*1,555,292*	*10,834,227*	*14.4%*
Blackford County	22,657	242,999	103,299	3,174	372,129	3,182,766	11.7%
Harrison Township	23	4,014	361	19	4,416	60,177	7.3%
Jackson Township	27	1,713	8	27	1,775	45,358	3.9%
Licking Township	2,267	17,032	9,927	329	29,555	185,249	16.0%
Washington Township	0	1,467	0	5	1,473	38,746	3.8%
Hartford City Civil City	36,118	239,192	162,859	2,036	440,205	1,879,609	23.4%
Dunkirk Civil City	15	4,140	361	0	4,515	15,249	29.6%
Montpelier Civil City	323	31,136	7,105	94	38,658	419,809	9.2%
Shamrock Lakes Civil Town	511	1,489	0	70	2,070	31,399	6.6%
Blackford County School Corp	31,106	330,362	141,582	4,359	507,409	4,358,901	11.6%
Jay County School Corp	12	3,500	305	0	3,817	12,890	29.6%
Hartford City Public Library	5,229	34,628	23,577	295	63,728	272,110	23.4%
Montpelier Public Library	36	5,131	664	22	5,853	74,724	7.8%
Dunkirk Public Library	2	513	45	0	559	1,889	29.6%
Blackford County Solid Waste Mgt Dist	0	0	0	0	0	0	
TIF - Hartford City	0	15,264	63,865	0	79,129	255,351	31.0%

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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
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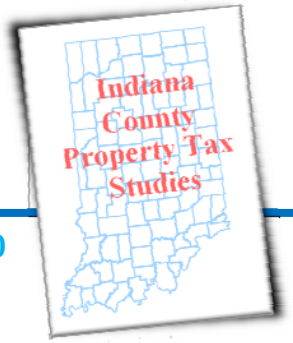

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The average homeowner saw a 1.5% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 33.1% lower than they were in 2007, before the property tax reforms.

Comparable Homestead Property Tax Changes in Boone County

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	7,834	57.5%	1,096	8.0%
No Change	84	0.6%	22	0.2%
Lower Tax Bill	5,712	41.9%	12,512	91.8%
Average Change in Tax Bill	**-1.5%**		**-33.1%**	
Detailed Change in Tax Bill				
20% or More	2,849	20.9%	663	4.9%
10% to 19%	886	6.5%	155	1.1%
1% to 9%	4,099	30.1%	278	2.0%
0%	84	0.6%	22	0.2%
-1% to -9%	3,898	28.6%	916	6.7%
-10% to -19%	1,515	11.1%	1,818	13.3%
-20% to -29%	176	1.3%	2,991	21.9%
-30% to -39%	41	0.3%	3,177	23.3%
-40% to -49%	33	0.2%	2,654	19.5%
-50% to -59%	18	0.1%	601	4.4%
-60% to -69%	3	0.0%	109	0.8%
-70% to -79%	4	0.0%	73	0.5%
-80% to -89%	8	0.1%	67	0.5%
-90% to -99%	0	0.0%	33	0.2%
-100%	16	0.1%	73	0.5%
Total	**13,630**	**100.0%**	**13,630**	**100.0%**

Note: Percentages may not total due to rounding.

91.8% of homeowners saw lower tax bills in 2010 than in 2007.

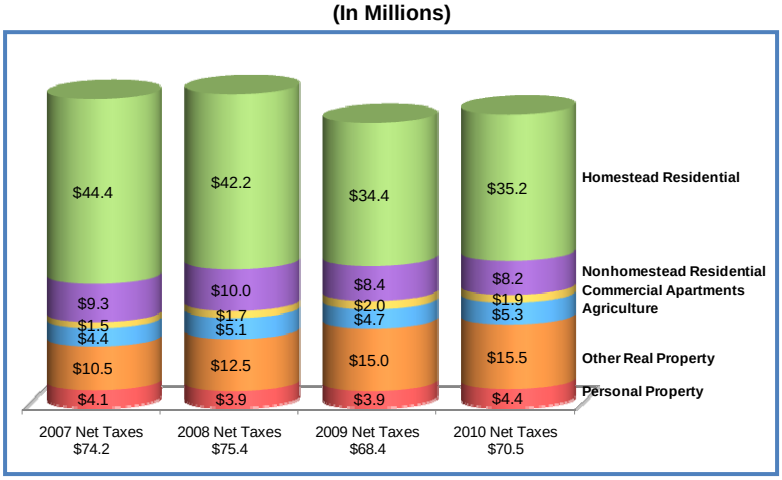
Most homeowner tax changes from 2009 to 2010 fell into three distinct groups.

The largest percentage of homeowners have seen between a 20% and 49% decrease in their tax bills from 2007 to 2010.

Boone County Overview

The decline in Boone County homeowner tax bills was similar to the state average. Property tax levies increased 5.5% in Boone County in 2010, more than the state average increase of 2.4%. The largest increases were in the Whitestown general fund levy, the Western Boone School Corporation debt service levy, and the Zionsville School Corporation debt service levy. Larger-than-average levy increases were offset by increased homeowner tax cap credits. Boone County homeowners benefitted more from the one percent property tax cap than did homeowners in the average county, primarily because Boone home values tend to be higher than the state average. Boone County does not provide local homestead credits.

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



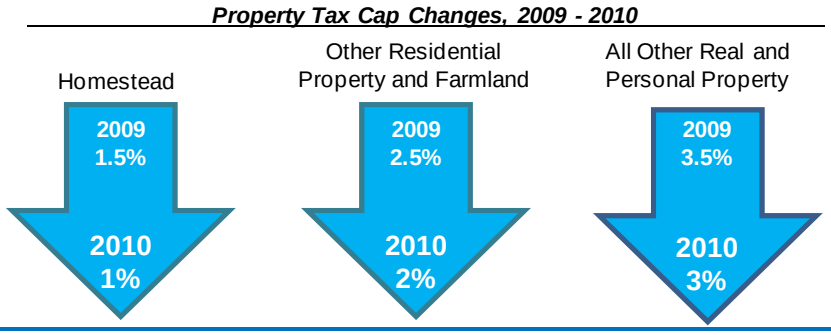
Net tax bills for all taxpayers increased 2.9% in Boone County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010, apartment owners saw a 1.6% decrease in tax bills. This decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 2.9% reduction in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 3.2% and 10.8% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Boone County property tax levies. Commercial and industrial property did not benefit from the tightened tax caps because

Boone County's tax rates were not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 12.2% increase in tax payments in 2010 because of the Boone County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Boone County in 2010 amounted to 3.6% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to Boone County having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. No commercial or industrial properties in the 3% tax cap category qualified for credits because the highest Boone County tax rate was less than $3. Homesteads, in the 1% category, accounted for most of the circuit breaker credits in Boone County.

2010 Circuit Breaker Credits by Cap Category
Boone County Total $2,621,757

1%	2%	3%	Elderly
$2,257,511	$359,072	$0	$5,174
86.1%	13.7%	0.0%	0.2%

Boone County, the town of Zionsville, and Zionsville Community Schools saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Whitestown lost the most, at 7.8%. Losses were greatest for units that overlapped the Whitestown unit, because these tax districts had the highest tax rates.

The Effects of Recession

In Boone County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 3.6% in December 2007 to 7.7% in July 2009. Job losses and income declines contributed to a 0.4% drop in local income tax revenue.

Boone County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	3,912,713,460	3,972,547,140	1.5%
Other Residential	423,229,900	449,016,900	6.1%
Ag Business/Land	328,565,900	337,901,800	2.8%
Business Real/Personal	1,265,333,873	1,287,711,168	1.8%
Total	**$5,929,843,133**	**$6,047,177,008**	**2.0%**

In addition, the recession reduced new construction, so less new property was added to assessment roles. The recession also reduced or slowed the growth in some property values, which affected assessed values through annual trending. In Boone County, the gross assessed value of business real and personal property increased 1.8% in 2010. Other assessment categories also increased, and total gross assessed value in Boone County rose 2.0%. This was higher than the state average increase of 0.6%.

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

Boone County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*85,818,368*	*93,479,518*	*64,899,215*	*68,490,068*	*8.9%*	*-30.6%*	*5.5%*
State Unit	93,351	103,344	0	0	10.7%	-100.0%	
Boone County	9,128,985	8,810,017	7,433,881	7,713,643	-3.5%	-15.6%	3.8%
Center Township	432,395	694,118	623,601	485,609	60.5%	-10.2%	-22.1%
Clinton Township	12,957	13,382	13,942	14,456	3.3%	4.2%	3.7%
Eagle Township	20,269	20,651	20,480	0	1.9%	-0.8%	-100.0%
Harrison Township	9,014	9,298	9,651	9,983	3.2%	3.8%	3.4%
Jackson Township	33,180	33,819	35,508	37,035	1.9%	5.0%	4.3%
Jefferson Township	16,267	16,550	17,397	17,941	1.7%	5.1%	3.1%
Marion Township	12,832	13,219	13,762	14,174	3.0%	4.1%	3.0%
Perry Township	43,317	45,368	44,812	39,503	4.7%	-1.2%	-11.8%
Sugar Creek Township	55,607	57,693	58,865	60,596	3.8%	2.0%	2.9%
Union Township	67,064	384,768	154,959	0	473.7%	-59.7%	-100.0%
Washington Township	11,945	11,841	12,726	13,178	-0.9%	7.5%	3.6%
Worth Township	117,370	395,804	464,185	309,239	237.2%	17.3%	-33.4%
Lebanon Civil City	3,346,018	3,243,870	3,451,794	3,808,345	-3.1%	6.4%	10.3%
Advance Civil Town	82,437	85,372	88,176	91,351	3.6%	3.3%	3.6%
Jamestown Civil Town	90,433	99,586	81,420	96,351	10.1%	-18.2%	18.3%
Thorntown Civil Town	143,084	149,671	153,449	158,951	4.6%	2.5%	3.6%
Ulen Civil Town	32,383	32,981	33,824	35,271	1.8%	2.6%	4.3%
Whitestown Civil Town	293,339	358,802	1,147,225	2,378,436	22.3%	219.7%	107.3%
Zionsville Civil Town	7,588,735	7,323,983	7,712,052	6,689,330	-3.5%	5.3%	-13.3%
Western Boone County School Corp	7,015,206	7,631,443	4,336,659	5,640,140	8.8%	-43.2%	30.1%
Zionsville Community School Corp	36,062,871	41,790,297	22,811,276	25,304,338	15.9%	-45.4%	10.9%
Lebanon Community School Corp	17,148,797	18,163,165	12,476,740	11,861,375	5.9%	-31.3%	-4.9%
Sheridan Community Schools	1,260,087	1,414,766	914,340	1,023,464	12.3%	-35.4%	11.9%
Lebanon Public Library	1,053,234	952,040	1,171,686	1,014,538	-9.6%	23.1%	-13.4%
Thorntown Public Library	356,326	349,781	305,679	431,971	-1.8%	-12.6%	41.3%
Hussey - Mayfield Memorial Library	1,243,999	1,203,354	1,238,162	1,240,850	-3.3%	2.9%	0.2%
Boone County Solid Waste Mgt Dist	0	0	0	0			
City Of Lebanon Redevelopment	0	0	0	0			
Zionsville Redevelopment Comm	46,866	70,535	72,964	0	50.5%	3.4%	-100.0%
Boone County Redevelopment Comm	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
06001	Center Township	1.6643	--	3.3860%	--	--	--	--	--	1.6079
06002	Lebanon City	2.0696	--	3.3860%	--	--	--	--	--	1.9995
06003	Ulen Town	1.8775	--	3.3860%	--	--	--	--	--	1.8139
06004	Clinton Township	1.3326	--	3.3860%	--	--	--	--	--	1.2875
06005	Eagle Township	1.7385	--	3.3860%	--	--	--	--	--	1.6796
06006	Zionsville Town	2.0432	--	3.3860%	--	--	--	--	--	1.9740
06007	Harrison Township	1.3288	--	3.3860%	--	--	--	--	--	1.2838
06008	Jackson Township	1.3456	--	3.3860%	--	--	--	--	--	1.3000
06009	Advance Town	2.4990	--	3.3860%	--	--	--	--	--	2.4144
06010	Jamestown Town	1.7849	--	3.3860%	--	--	--	--	--	1.7245
06011	Jefferson Township	1.4850	--	3.3860%	--	--	--	--	--	1.4347
06012	Marion Township	1.2302	--	3.3860%	--	--	--	--	--	1.1885
06013	Perry Township	1.3975	--	3.3860%	--	--	--	--	--	1.3502
06014	Sugar Creek Township	1.5575	--	3.3860%	--	--	--	--	--	1.5048
06015	Thorntown Town	1.9397	--	3.3860%	--	--	--	--	--	1.8740
06016	Union Township	1.8523	--	3.3860%	--	--	--	--	--	1.7896
06017	Washington Township	1.4816	--	3.3860%	--	--	--	--	--	1.4314
06018	Worth Township	1.8594	--	3.3860%	--	--	--	--	--	1.7964
06019	Whitestown Town	2.4600	--	3.3860%	--	--	--	--	--	2.3767
06020	Whitestown - Perry	2.4528	--	3.3860%	--	--	--	--	--	2.3697
06021	Whitestown - Eagle	2.6794	--	3.3860%	--	--	--	--	--	2.5887
06024	Whitestown - (TIF Memo Only)	1.1105	--	--	--	--	--	--	--	1.1105
06025	Whitestown - Eagle (TIF Memo Only)	1.1105	--	--	--	--	--	--	--	1.1105
06026	Whitestown - Perry #2 (TIF Memo Only)	1.1105	--	--	--	--	--	--	--	1.1105
06027	Lebanon-Perry	1.9218	--	3.3860%	--	--	--	--	--	1.8567

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Boone County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*2,257,511*	*359,072*	*0*	*5,174*	*2,621,757*	*68,490,068*	*3.8%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*4,383,552*	*0.0%*
County Total	*2,257,511*	*359,072*	*0*	*5,174*	*2,621,757*	*72,873,620*	*3.6%*
Boone County	235,460	32,697	0	652	268,809	7,713,643	3.5%
Center Township	599	1,110	0	16	1,725	485,609	0.4%
Clinton Township	0	0	0	4	4	14,456	0.0%
Eagle Township	0	0	0	0	0	0	
Harrison Township	0	0	0	6	6	9,983	0.1%
Jackson Township	10	69	0	6	86	37,035	0.2%
Jefferson Township	0	0	0	4	4	17,941	0.0%
Marion Township	0	0	0	3	3	14,174	0.0%
Perry Township	18	56	0	0	73	39,503	0.2%
Sugar Creek Township	0	0	0	28	28	60,596	0.0%
Union Township	0	0	0	0	0	0	
Washington Township	2	0	0	6	7	13,178	0.1%
Worth Township	2,278	323	0	63	2,665	309,239	0.9%
Lebanon Civil City	12,006	23,479	0	347	35,832	3,808,345	0.9%
Advance Civil Town	906	5,946	0	39	6,891	91,351	7.5%
Jamestown Civil Town	0	0	0	63	63	96,351	0.1%
Thorntown Civil Town	3	0	0	212	216	158,951	0.1%
Ulen Civil Town	468	0	0	0	468	35,271	1.3%
Whitestown Civil Town	100,021	86,117	0	6	186,143	2,378,436	7.8%
Zionsville Civil Town	412,542	14,549	0	42	427,133	6,689,330	6.4%
Western Boone County School Corp	965	5,551	0	2,138	8,653	5,640,140	0.2%
Zionsville Community School Corp	1,366,832	93,944	0	242	1,461,017	25,304,338	5.8%
Lebanon Community School Corp	55,608	85,524	0	816	141,948	11,861,375	1.2%
Sheridan Community Schools	0	0	0	206	206	1,023,464	0.0%
Lebanon Public Library	2,751	5,101	0	75	7,927	1,014,538	0.8%
Thorntown Public Library	17	0	0	190	207	431,971	0.0%
Hussey - Mayfield Memorial Library	67,025	4,607	0	12	71,644	1,240,850	5.8%
Boone County Solid Waste Mgt Dist	0	0	0	0	0	0	
City Of Lebanon Redevelopment	0	0	0	0	0	0	
Zionsville Redevelopment Comm	0	0	0	0	0	0	
Boone County Redevelopment Comm	0	0	0	0	0	0	
TIF - Eagle Township 96th St	0	0	0	0	0	438,301	0.0%
TIF - Eagle Township -I-65 E	0	0	0	0	0	50,622	0.0%
TIF - Whitestown-Eagle-I-65E	0	0	0	0	0	508,060	0.0%
TIF - Whitestown-Perry-I-65	0	0	0	0	0	8,063	0.0%
TIF - Whitestown-I-65 E #2	0	0	0	0	0	82,165	0.0%
TIF - Worth I-65 E #2	0	0	0	0	0	0	
TIF - Whitestown-I-65 E#2Medco	0	0	0	0	0	32,612	0.0%
TIF - Whitestown-Perry-EDA #3	0	0	0	0	0	3,272	0.0%
TIF - Whitestown EDA No. 3	0	0	0	0	0	411	0.0%
TIF - Eagle Township I-65 West	0	0	0	0	0	3,292	0.0%
TIF - Whitestown-Eagle-I-65 W	0	0	0	0	0	15,065	0.0%
TIF - Perry Township I-65 W	0	0	0	0	0	2,280	0.0%
TIF - Whitestown-Perry-I-65 W	0	0	0	0	0	0	
TIF - Lebanon-Perry I-65 W	0	0	0	0	0	191	0.0%
TIF - Lebanon EDA	0	0	0	0	0	1,358,866	0.0%
TIF - Lebanon Expansion	0	0	0	0	0	0	
TIF - Zionsville EDA	0	0	0	0	0	1,185,178	0.0%
TIF - Whitestown-Indust. Pk	0	0	0	0	0	318,990	0.0%
TIF - Whitestown-Perry Ind Pk	0	0	0	0	0	376,183	0.0%
TIF - Whitestown 334-700 EDA 1	0	0	0	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.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Brown County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Brown County

	2009 to 2010 Number of Homesteads	2009 to 2010 % Share of Total	2007 to 2010 Number of Homesteads	2007 to 2010 % Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	347	9.2%	48	1.3%
No Change	26	0.7%	0	0.0%
Lower Tax Bill	3,388	90.1%	3,713	98.7%
Average Change in Tax Bill	**-9.1%**		**-63.5%**	
Detailed Change in Tax Bill				
20% or More	32	0.9%	36	1.0%
10% to 19%	37	1.0%	3	0.1%
1% to 9%	278	7.4%	9	0.2%
0%	26	0.7%	0	0.0%
-1% to -9%	2,094	55.7%	12	0.3%
-10% to -19%	1,180	31.4%	18	0.5%
-20% to -29%	53	1.4%	55	1.5%
-30% to -39%	23	0.6%	159	4.2%
-40% to -49%	16	0.4%	300	8.0%
-50% to -59%	7	0.2%	555	14.8%
-60% to -69%	5	0.1%	842	22.4%
-70% to -79%	4	0.1%	1,366	36.3%
-80% to -89%	2	0.1%	351	9.3%
-90% to -99%	3	0.1%	31	0.8%
-100%	1	0.0%	24	0.6%
Total	**3,761**	**100.0%**	**3,761**	**100.0%**

Note: Percentages may not total due to rounding.

The average homeowner saw a 9.1% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 63.5% lower than they were in 2007, before the property tax reforms.

98.7% of homeowners saw lower tax bills in 2010 than in 2007.

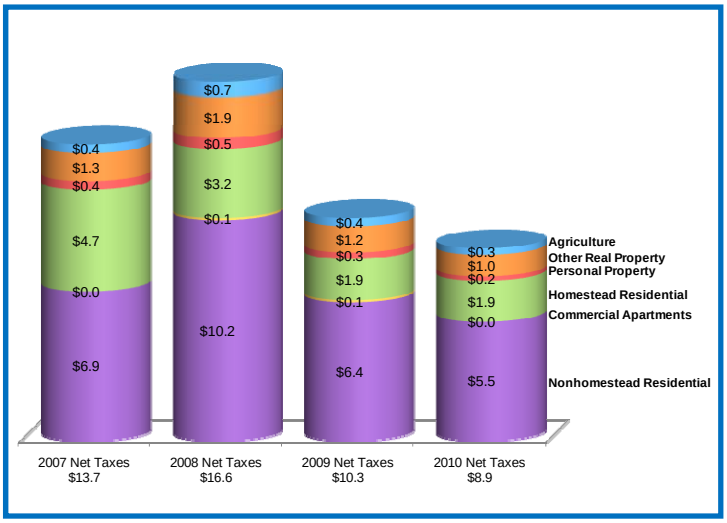
87.1% of homeowners saw tax decreases of between 1% and 19% from 2009 to 2010.

The largest percentage of homeowners have seen between a 60% and 79% decrease in their tax bills from 2007 to 2010.

Brown County Overview

The larger-than-average decline in homeowner tax bills was mainly due to declines in property tax levies. Levies fell 13.0% in Brown County in 2010, compared to a state average increase of 2.4%. The levy decline was due almost entirely to a $1.9 million drop in the Brown County School Corporation's debt service levy. Local homestead property tax credit rates fell in Brown County in 2010, due to a decline in the local income tax revenues that fund these credits. Brown County tax rates were too low, and the local homestead credit too high, for any homeowners to be eligible for tax cap credits.

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



Net tax bills for all taxpayers decreased 12.7% in Brown County from 2009 to 2010. This was larger than the statewide reduction of 1.4%. In 2010, apartment owners saw a 41.7% decrease in tax bills. This large decrease was due to both a large assessment reduction for one parcel and to the levy reductions for almost all taxing units in the county. The levy reductions also affected nonhomestead residential property (mostly small rental residences), which saw a 14.1% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 13.1% and 23.9% decrease, respectively, in tax bills in 2010. This was mainly because of the decrease in Brown County property tax levies. Residential, commercial and

industrial property did not benefit from the tightened tax caps because Brown County's tax rates were not high enough for these types of property to qualify for tax cap credits. Agricultural business property saw a 17.6% decrease in tax payments in 2010 because of the Brown County tax levy decreases, even with the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010

Tax Cap Credits

Tax cap credits in Brown County in 2010 amounted to 0% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was due to Brown County having tax rates too low for taxpayers to qualify for the caps in any category except for the low-income elderly circuit breaker. The Brown County School Corporation saw the highest revenue loss from the tax caps in 2010 at $72.

2010 Circuit Breaker Credits by Cap Category
Brown County Total $139

1%	2%	3%	Elderly
$0	$0	$0	$139
0.0%	0.0%	0.0%	100.0%

The Effects of Recession

In Brown County the recession affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.7% in December 2007 to 8.7% in July 2009. Job losses and income declines contributed to an 8.9% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined slightly in Brown County in 2010.

Brown County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	843,569,140	866,607,530	2.7%
Other Residential	578,871,400	594,844,600	2.8%
Ag Business/Land	37,576,500	37,389,600	-0.5%
Business Real/Personal	166,493,660	162,806,575	-2.2%
Total	**$1,626,510,700**	**$1,661,648,305**	**2.2%**

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

In Brown County, the gross assessed value of business real and personal property fell 2.2% in 2010, and total gross assessed value in Brown County rose 2.2%. This was higher than the state average increase of 0.6%.

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

Brown County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*18,863,071*	*21,155,418*	*11,955,145*	*10,406,768*	*12.2%*	*-43.5%*	*-13.0%*
State Unit	32,020	32,881	0	0	2.7%	-100.0%	
Brown County	5,459,429	6,111,733	3,619,191	3,756,529	11.9%	-40.8%	3.8%
Hamblen Township	42,352	41,949	41,042	39,632	-1.0%	-2.2%	-3.4%
Jackson Township	47,737	47,009	46,236	44,740	-1.5%	-1.6%	-3.2%
Van Buren Township	27,569	79,078	69,573	66,999	186.8%	-12.0%	-3.7%
Washington Township	81,309	81,967	75,771	72,912	0.8%	-7.6%	-3.8%
Nashville Civil Town	365,358	365,058	362,659	346,257	-0.1%	-0.7%	-4.5%
Brown County School Corportation	12,182,319	13,716,805	7,104,159	5,443,504	12.6%	-48.2%	-23.4%
Brown County Public Library	450,950	460,333	423,226	425,084	2.1%	-8.1%	0.4%
Hamblen Township Fire Protection Dist	39,277	84,341	79,065	77,513	114.7%	-6.3%	-2.0%
Brown County Solid Waste Mgt Dist	134,751	134,264	134,223	133,598	-0.4%	0.0%	-0.5%

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
07001	Hamblen Township	0.8139	--	4.8383%	--	--	--	60.2012%	--	0.2845
07002	Jackson Township	0.8219	--	4.8383%	--	--	--	60.2012%	--	0.2873
07003	Van Buren Township	0.8541	--	4.8383%	--	--	--	60.2012%	--	0.2986
07004	Washington Township	0.8275	--	4.8383%	--	--	--	60.2012%	--	0.2893
07005	Nashville Town	1.1065	--	4.8383%	--	--	--	60.2012%	--	0.3868
07006	Hamblen Fire District	0.8541	--	4.8383%	--	--	--	60.2012%	--	0.2986

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Brown County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*0*	*0*	*0*	*139*	*139*	*10,406,768*	*0.0%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*0*	*0*	*0*	*139*	*139*	*10,406,768*	*0.0%*
Brown County	0	0	0	50	50	3,756,529	0.0%
Hamblen Township	0	0	0	0	0	39,632	0.0%
Jackson Township	0	0	0	1	1	44,740	0.0%
Van Buren Township	0	0	0	0	0	66,999	0.0%
Washington Township	0	0	0	2	2	72,912	0.0%
Nashville Civil Town	0	0	0	7	7	346,257	0.0%
Brown County School Corportation	0	0	0	72	72	5,443,504	0.0%
Brown County Public Library	0	0	0	6	6	425,084	0.0%
Hamblen Township Fire Protection Dist	0	0	0	0	0	77,513	0.0%
Brown County Solid Waste Mgt Dist	0	0	0	2	2	133,598	0.0%

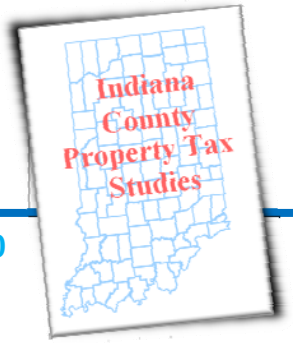
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Carroll County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Carroll County

The average homeowner saw a 14.5% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 35.5% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	4,885	85.8%	290	5.1%
No Change	232	4.1%	50	0.9%
Lower Tax Bill	575	10.1%	5,352	94.0%
Average Change in Tax Bill	**14.5%**		**-35.5%**	
Detailed Change in Tax Bill				
20% or More	2,656	46.7%	162	2.8%
10% to 19%	1,269	22.3%	43	0.8%
1% to 9%	960	16.9%	85	1.5%
0%	232	4.1%	50	0.9%
-1% to -9%	347	6.1%	161	2.8%
-10% to -19%	82	1.4%	364	6.4%
-20% to -29%	66	1.2%	861	15.1%
-30% to -39%	32	0.6%	1,242	21.8%
-40% to -49%	13	0.2%	1,275	22.4%
-50% to -59%	6	0.1%	806	14.2%
-60% to -69%	7	0.1%	245	4.3%
-70% to -79%	2	0.0%	135	2.4%
-80% to -89%	4	0.1%	75	1.3%
-90% to -99%	4	0.1%	47	0.8%
-100%	12	0.2%	141	2.5%
Total	**5,692**	**100.0%**	**5,692**	**100.0%**

Note: Percentages may not total due to rounding.

94.0% of homeowners saw lower tax bills in 2010 than in 2007.

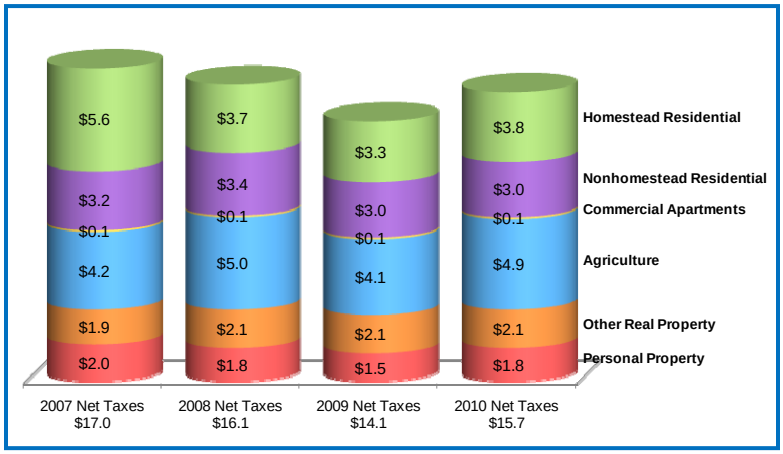
69.0% of homeowners saw tax increases of 10% or more from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Carroll County Overview

The larger-than-average increase in homeowner tax bills was the result of a larger-than-average increase in property tax levies. Property tax levies increased 14.6% in Carroll County in 2010, much more than the state average increase of 2.4%. This was due to substantial increases in the Carroll School Corporation and Delphi School Corporation debt service levies. Carroll County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Carroll County home values were too low for most homeowners to qualify for tax cap credits.

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



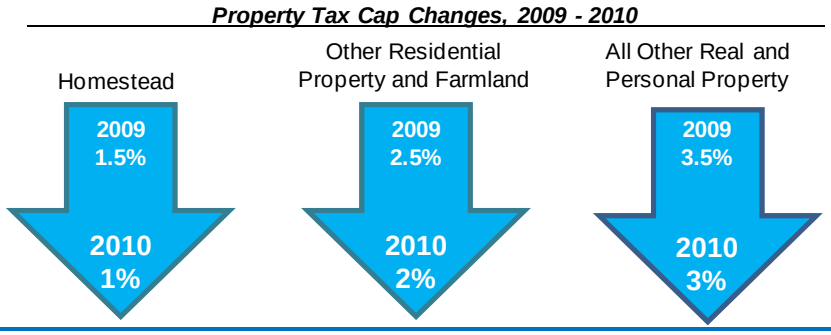
Net tax bills for all taxpayers increased 12.6% in Carroll County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010, apartment owners saw a 13.3% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw no significant change in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 4.3% and 21.4% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Carroll County property tax levies. Commercial and industrial property did not benefit very much from the tightened tax caps because

Carroll County's tax rates were not high enough in most taxing districts for this type of property to qualify for tax cap credits. Agricultural business property saw a 20% increase in tax payments in 2010 because of the Carroll County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Carroll County in 2010 amounted to 5.1% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to Carroll County having lower than average tax rates which were under $2 in 16 of 19 taxing districts. This meant that properties in the 2% cap category qualified for circuit breakers in only a small portion of the county. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. Few commercial or industrial properties in the 3% tax cap category qualified for credits because tax rates in only two Carroll County taxing districts exceeded $3. Neither Carroll County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Carroll County Total $891,964

1%	2%	3%	Elderly
$106,445	$565,639	$215,380	$4,500
11.9%	63.4%	24.2%	0.5%

Carroll County, Delphi City, and the Delphi Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, Delphi City lost the most, at 26.9%. Losses were greatest for units that overlapped the municipalities of Delphi and Camden because these tax districts had the highest tax rates.

The Effects of Recession

In Carroll County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.1% in December 2007 to 11.6% in July 2009.

Carroll County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	679,379,000	686,352,200	1.0%
Other Residential	177,541,650	180,623,300	1.7%
Ag Business/Land	328,323,600	339,061,500	3.3%
Business Real/Personal	259,499,720	263,341,700	1.5%
Total	**$1,444,743,970**	**$1,469,378,700**	**1.7%**

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

In Carroll County, the gross assessed value of business real and personal property increased 1.5% in 2010. Other assessment categories increased, and total gross assessed value in Carroll County rose 1.7%. This was higher than the state average increase of 0.6%.

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

Carroll County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*22,986,912*	*24,319,077*	*14,662,220*	*16,805,119*	*5.8%*	*-39.7%*	*14.6%*
State Unit	23,364	25,321	0	0	8.4%	-100.0%	
Carroll County	4,156,859	4,140,701	3,812,834	3,739,686	-0.4%	-7.9%	-1.9%
Adams Township	10,123	10,728	10,767	10,600	6.0%	0.4%	-1.6%
Burlington Township	108,288	114,619	110,932	108,212	5.8%	-3.2%	-2.5%
Carrollton Township	13,300	14,064	14,084	13,812	5.7%	0.1%	-1.9%
Clay Township	44,945	45,799	43,615	82,008	1.9%	-4.8%	88.0%
Deer Creek Township	156,675	160,530	157,339	153,677	2.5%	-2.0%	-2.3%
Democrat Township	43,782	45,156	44,186	43,424	3.1%	-2.1%	-1.7%
Jackson Township	62,601	65,540	64,860	63,475	4.7%	-1.0%	-2.1%
Jefferson Township	54,773	59,383	59,426	58,089	8.4%	0.1%	-2.2%
Liberty Township	30,378	31,427	31,398	30,689	3.5%	-0.1%	-2.3%
Madison Township	20,675	21,014	20,336	20,204	1.6%	-3.2%	-0.6%
Monroe Township	44,262	45,005	43,327	42,395	1.7%	-3.7%	-2.2%
Rock Creek Township	32,921	34,066	33,984	33,217	3.5%	-0.2%	-2.3%
Tippecanoe Township	43,197	45,511	42,602	41,516	5.4%	-6.4%	-2.5%
Washington Township	8,714	21,242	20,858	21,140	143.8%	-1.8%	1.4%
Delphi Civil City	1,414,940	1,472,640	1,437,555	1,443,229	4.1%	-2.4%	0.4%
Burlington Civil Town	111,410	116,877	114,088	112,068	4.9%	-2.4%	-1.8%
Camden Civil Town	124,723	127,809	125,642	127,840	2.5%	-1.7%	1.7%
Flora Civil Town	680,137	698,651	605,224	649,745	2.7%	-13.4%	7.4%
Yeoman Civil Town	9,077	9,435	8,308	8,306	3.9%	-11.9%	0.0%
Carroll Consolidated School Corp	4,062,783	4,414,488	1,690,811	2,335,146	8.7%	-61.7%	38.1%
Delphi Community School Corp	7,688,086	8,052,250	3,360,861	4,924,339	4.7%	-58.3%	46.5%
Rossville Consolidated School Corp	743,019	848,945	476,157	442,737	14.3%	-43.9%	-7.0%
Twin Lakes Community School Corp	2,610,850	2,966,694	1,616,962	1,593,350	13.6%	-45.5%	-1.5%
Camden Public Library	27,917	36,041	35,232	34,448	29.1%	-2.2%	-2.2%
Delphi Public Library	449,322	480,585	470,577	463,599	7.0%	-2.1%	-1.5%
Flora Public Library	209,791	214,556	210,255	208,168	2.3%	-2.0%	-1.0%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0			

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
08001	Adams Twp	1.1983	4.3070%	4.9142%	--	--	--	--	--	1.0878
08002	Burlington Township	1.3021	4.3070%	4.9142%	--	--	--	--	--	1.1820
08003	Burlington (Burlington)	1.9399	4.3070%	4.9142%	--	--	--	--	--	1.7610
08004	Carrollton Township	1.1746	4.3070%	4.9142%	--	--	--	--	--	1.0663
08005	Clay Township	1.4142	4.3070%	4.9142%	--	--	--	--	--	1.2838
08006	Deer Creek Township	1.9067	4.3070%	4.9142%	--	--	--	--	--	1.7309
08007	Delphi (Deer Creek)	3.9035	4.3070%	4.9142%	--	--	--	--	--	3.5436
08008	Democrat Township	1.2282	4.3070%	4.9142%	--	--	--	--	--	1.1149
08009	Jackson Township	1.8382	4.3070%	4.9142%	--	--	--	--	--	1.6687
08010	Camden (Jackson)	3.4616	4.3070%	4.9142%	--	--	--	--	--	3.1424
08011	Jefferson Township	1.1856	4.3070%	4.9142%	--	--	--	--	--	1.0763
08012	Yeoman (Jefferson)	1.4625	4.3070%	4.9142%	--	--	--	--	--	1.3276
08013	Liberty Township	1.7933	4.3070%	4.9142%	--	--	--	--	--	1.6279
08014	Madison Township	1.7217	4.3070%	4.9142%	--	--	--	--	--	1.5629
08015	Monroe Township	1.4155	4.3070%	4.9142%	--	--	--	--	--	1.2850
08016	Flora (Monroe)	2.8214	4.3070%	4.9142%	--	--	--	--	--	2.5612
08017	Rock Creek Township	1.9749	4.3070%	4.9142%	--	--	--	--	--	1.7928
08018	Tippecanoe Township	1.7204	4.3070%	4.9142%	--	--	--	--	--	1.5618
08019	Washington Township	1.1885	4.3070%	4.9142%	--	--	--	--	--	1.0789

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Carroll County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*106,445*	*565,639*	*215,380*	*4,500*	*891,964*	*16,805,119*	*5.3%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*730,742*	*0.0%*
County Total	*106,445*	*565,639*	*215,380*	*4,500*	*891,964*	*17,535,861*	*5.1%*
Carroll County	10,852	59,215	21,133	916	92,116	3,739,686	2.5%
Adams Township	0	0	0	0	0	10,600	0.0%
Burlington Township	0	0	0	12	12	108,212	0.0%
Carrollton Township	0	0	0	6	6	13,812	0.0%
Clay Township	0	0	0	1	1	82,008	0.0%
Deer Creek Township	921	4,188	2,095	7	7,212	153,677	4.7%
Democrat Township	0	0	0	0	0	43,424	0.0%
Jackson Township	78	876	87	7	1,048	63,475	1.7%
Jefferson Township	8	0	0	15	23	58,089	0.0%
Liberty Township	0	0	0	5	5	30,689	0.0%
Madison Township	0	0	0	0	0	20,204	0.0%
Monroe Township	112	1,208	0	15	1,336	42,395	3.2%
Rock Creek Township	0	0	0	59	59	33,217	0.2%
Tippecanoe Township	0	0	0	28	28	41,516	0.1%
Washington Township	0	0	0	4	4	21,140	0.0%
Delphi Civil City	49,702	225,911	113,028	219	388,861	1,443,229	26.9%
Burlington Civil Town	0	0	0	13	13	112,068	0.0%
Camden Civil Town	1,754	19,615	1,942	90	23,402	127,840	18.3%
Flora Civil Town	4,862	52,297	0	549	57,708	649,745	8.9%
Yeoman Civil Town	0	0	0	0	0	8,306	0.0%
Carroll Consolidated School Corp	2,563	27,573	0	591	30,727	2,335,146	1.3%
Delphi Community School Corp	31,959	154,268	71,094	1,384	258,704	4,924,339	5.3%
Rossville Consolidated School Corp	0	0	0	5	5	442,737	0.0%
Twin Lakes Community School Corp	192	0	0	367	559	1,593,350	0.0%
Camden Public Library	62	688	68	5	823	34,448	2.4%
Delphi Public Library	2,641	11,860	5,934	107	20,542	463,599	4.4%
Flora Public Library	738	7,939	0	94	8,772	208,168	4.2%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0	0	0	
TIF - Deer Creek Township	0	0	0	0	0	730,742	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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Cass County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

The average homeowner saw a 1.9% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 41.3% lower than they were in 2007, before the property tax reforms.

96.4% of homeowners saw lower tax bills in 2010 than in 2007.

57.4% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in Cass County

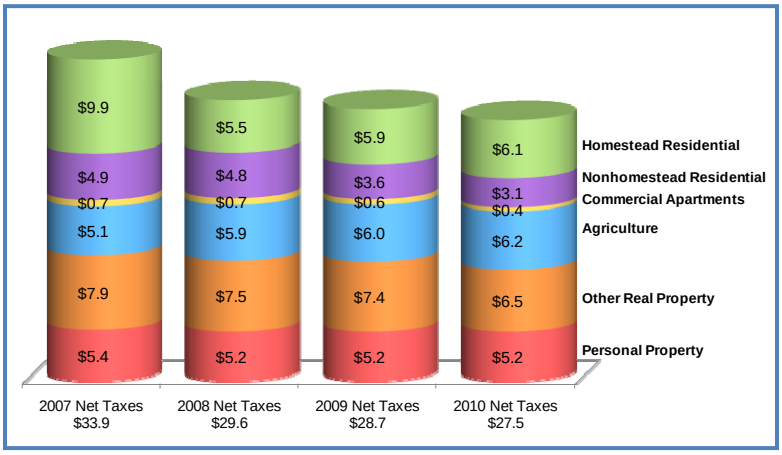
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	6,369	66.9%	260	2.7%
No Change	520	5.5%	80	0.8%
Lower Tax Bill	2,632	27.6%	9,181	96.4%
Average Change in Tax Bill	**1.9%**		**-41.3%**	
Detailed Change in Tax Bill				
20% or More	902	9.5%	114	1.2%
10% to 19%	1,740	18.3%	60	0.6%
1% to 9%	3,727	39.1%	86	0.9%
0%	520	5.5%	80	0.8%
-1% to -9%	1,673	17.6%	172	1.8%
-10% to -19%	470	4.9%	352	3.7%
-20% to -29%	179	1.9%	1,004	10.5%
-30% to -39%	91	1.0%	2,035	21.4%
-40% to -49%	29	0.3%	2,657	27.9%
-50% to -59%	23	0.2%	1,436	15.1%
-60% to -69%	18	0.2%	410	4.3%
-70% to -79%	17	0.2%	237	2.5%
-80% to -89%	11	0.1%	194	2.0%
-90% to -99%	14	0.1%	162	1.7%
-100%	107	1.1%	522	5.5%
Total	**9,521**	**100.0%**	**9,521**	**100.0%**

Note: Percentages may not total due to rounding.

Cass County Overview

The slightly larger-than-average increase in homeowner tax bills had a number of causes. Property tax levies increased 3.3% in Cass County in 2010, somewhat greater than the state average increase of 2.4%. The county, Logansport City, and the Southeastern School Corporation saw most of the levy increases. Local homestead property tax credit rates fell slightly in Cass County in 2010, due to a small decline in the local income tax revenues that fund these credits. Cass County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, despite relatively high property tax rates in the county. This was because Cass County provides substantial local homestead credits, which reduce homeowner tax bills.

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



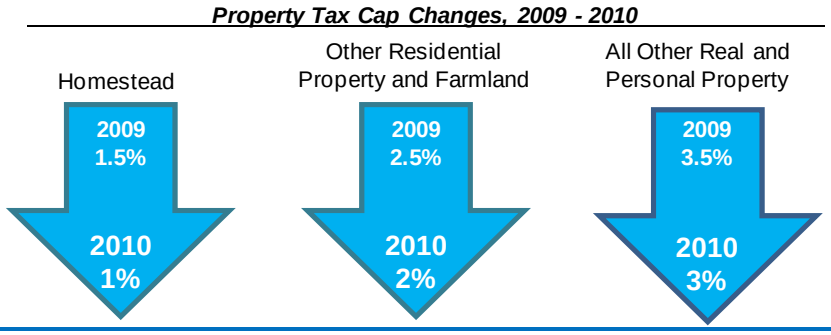
Net tax bills for all taxpayers decreased 4.1% in Cass County from 2009 to 2010. This was greater than the statewide reduction of 1.4%. In 2010 apartment owners saw a 35.6% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 14.9% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw an 11.1% decrease and a 0.3% increase, respectively, in tax bills in 2010. This was mainly because of the tightening of the tax caps from 3.5% to 3% for this property type. Seven of the 27 district tax rates in Cass County were high enough for

this type of property to qualify for tax cap credits. Agricultural business property saw a 3.7% increase in tax payments in 2010 because of the Cass County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Cass County in 2010 amounted to 16.9% of the total property tax levy. The statewide average was 6.3%. The higher percentage loss in the county was mainly due to the higher than average tax rates in Cass County. Neither Cass County tax rates nor home values were high enough in most of the county for a large share of homesteads to qualify for credits in the 1% category.

Cass County, the City of Logansport, and Logansport Community Schools saw most of the revenue losses from the tax caps in 2010. As a percentage of total levies, the City of Logansport lost the most, at 30.7%, followed by Logansport Community Schools at 21.7%. The county's TIF districts also lost a significant percentage of TIF proceeds. Losses were greatest for units that overlapped the City of Logansport, because these tax districts had the highest tax rates.

2010 Circuit Breaker Credits by Cap Category
Cass County Total $5,915,537

1%	2%	3%	Elderly
$171,003	$2,771,778	$2,939,214	$33,543
2.9%	46.9%	49.7%	0.6%

The Effects of Recession

In Cass County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.8% in December 2007 to 12.6% in July 2009. Job losses and income declines contributed to a 1.3% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Cass County in 2010.

Cass County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	984,988,500	976,980,700	-0.8%
Other Residential	133,271,700	133,588,500	0.2%
Ag Business/Land	319,334,130	329,940,300	3.3%
Business Real/Personal	559,472,110	580,385,990	3.7%
Total	**$1,997,066,440**	**$2,020,895,490**	**1.2%**

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

In Cass County, the gross assessed value of business real and personal property increased 3.7% in 2010 and total gross assessed value in Cass County rose 1.2%. This was higher than the state average increase of 0.6%.

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

Cass County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*45,682,114*	*44,198,745*	*33,218,547*	*34,326,121*	*-3.2%*	*-24.8%*	*3.3%*
State Unit	31,985	33,377	0	0	4.4%	-100.0%	
Cass County	11,432,003	9,581,843	8,278,139	8,552,561	-16.2%	-13.6%	3.3%
Adams Township	19,660	21,500	22,647	23,447	9.4%	5.3%	3.5%
Bethlehem Township	28,193	28,954	29,914	30,838	2.7%	3.3%	3.1%
Boone Township	38,801	39,665	40,348	41,304	2.2%	1.7%	2.4%
Clay Township	68,973	71,644	75,180	77,846	3.9%	4.9%	3.5%
Clinton Township	43,625	45,710	47,207	50,047	4.8%	3.3%	6.0%
Deer Creek Township	41,150	43,251	44,634	46,680	5.1%	3.2%	4.6%
Eel Township	288,262	298,647	315,753	328,077	3.6%	5.7%	3.9%
Harrison Township	64,580	66,923	67,194	54,824	3.6%	0.4%	-18.4%
Jackson Township	35,885	37,392	39,070	40,749	4.2%	4.5%	4.3%
Jefferson Township	28,668	29,441	27,358	29,567	2.7%	-7.1%	8.1%
Miami Township	29,524	122,722	193,137	217,091	315.7%	57.4%	12.4%
Noble Township	52,313	52,262	56,798	58,974	-0.1%	8.7%	3.8%
Tipton Township	30,083	31,408	32,953	34,205	4.4%	4.9%	3.8%
Washington Township	78,963	92,401	96,687	99,410	17.0%	4.6%	2.8%
Logansport Civil City	7,806,172	7,702,260	7,602,311	7,996,934	-1.3%	-1.3%	5.2%
Galveston Civil Town	227,304	247,781	229,886	249,329	9.0%	-7.2%	8.5%
Onward Civil Town	8,253	8,976	8,990	9,128	8.8%	0.2%	1.5%
Royal Center Civil Town	158,929	158,456	172,131	174,755	-0.3%	8.6%	1.5%
Walton Civil Town	133,203	138,122	143,214	147,240	3.7%	3.7%	2.8%
Pioneer Regional School Corp	3,218,202	3,527,069	2,019,038	1,986,647	9.6%	-42.8%	-1.6%
Southeastern School Corp	5,357,588	5,548,775	2,739,329	3,130,199	3.6%	-50.6%	14.3%
Logansport Community School Corp	13,704,630	13,364,722	8,709,575	8,634,945	-2.5%	-34.8%	-0.9%
Caston School Corp	1,157,683	1,250,178	536,602	564,842	8.0%	-57.1%	5.3%
Logansport-Cass Public Library	854,626	889,262	920,225	955,118	4.1%	3.5%	3.8%
Royal Center Public Library	68,292	71,382	73,809	75,809	4.5%	3.4%	2.7%
Walton Public Library	153,473	163,379	154,936	156,796	6.5%	-5.2%	1.2%
Cass County Solid Waste Mgt Dist	0	0	0	0			
Logansport/Cass Co. Airport Auth	521,091	531,243	541,482	558,759	1.9%	1.9%	3.2%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
09001	Adams Township	1.5811	--	4.5562%	--	21.4994%	--	--	--	1.1691
09002	Bethlehem Township	1.5935	--	4.5562%	--	21.4994%	--	--	--	1.1783
09003	Boone Township	1.9746	--	4.5562%	--	21.4994%	--	--	--	1.4601
09004	Royal Center Town	3.4000	--	4.5562%	--	21.4994%	--	--	--	2.5141
09005	Clay Township	2.3841	--	4.5562%	--	21.4994%	--	--	--	1.7629
09006	Logansport City-Clay Twp	4.2644	--	4.5562%	--	21.4994%	--	--	--	3.1533
09007	Clinton Township	2.3503	--	4.5562%	--	21.4994%	--	--	--	1.7379
09008	Deer Creek Township	1.8196	--	4.5562%	--	21.4994%	--	--	--	1.3455
09009	Eel Township	2.5461	--	4.5562%	--	21.4994%	--	--	--	1.8827
09010	Logansport City-Eel Twp	4.3022	--	4.5562%	--	21.4994%	--	--	--	3.1812
09011	Harrison Township	1.9839	--	4.5562%	--	21.4994%	--	--	--	1.4670
09012	Jackson Township	1.7861	--	4.5562%	--	21.4994%	--	--	--	1.3207
09013	Galveston Town	2.8023	--	4.5562%	--	21.4994%	--	--	--	2.0721
09014	Jefferson Township	1.9317	--	4.5562%	--	21.4994%	--	--	--	1.4284
09015	Miami Township-Southeastern School	2.1805	--	4.5562%	--	21.4994%	--	--	--	1.6124
09016	Miami Township-Logansport Comm	2.7149	--	4.5562%	--	21.4994%	--	--	--	2.0075
09017	Noble Township-Pioneer Regional Scl	1.9740	--	4.5562%	--	21.4994%	--	--	--	1.4597
09018	Noble Township-Logansport Comm	2.3811	--	4.5562%	--	21.4994%	--	--	--	1.7607
09019	Logansport City-Noble Twp	4.2732	--	4.5562%	--	21.4994%	--	--	--	3.1598
09020	Tipton Township	1.8737	--	4.5562%	--	21.4994%	--	--	--	1.3855
09021	Onward Town	2.5400	--	4.5562%	--	21.4994%	--	--	--	1.8782
09022	Walton Town	2.7398	--	4.5562%	--	21.4994%	--	--	--	2.0259
09023	Washington Twp-Southeastern Schl	1.8605	--	4.5562%	--	21.4994%	--	--	--	1.3757
09024	Washington Twp-Logansport Schl	2.3949	--	4.5562%	--	21.4994%	--	--	--	1.7709
09025	Logansport City-Washington Twp	4.2785	--	4.5562%	--	21.4994%	--	--	--	3.1637
09026	Logansport City-Clinton Twp	4.2724	--	4.5562%	--	21.4994%	--	--	--	3.1592
09027	Logansport City-Wash Twp-SE Schl	3.7441	--	4.5562%	--	21.4994%	--	--	--	2.7686

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Cass County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type						
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	Circuit Breaker as % of Levy
Non-TIF Total	*171,003*	*2,742,659*	*2,800,742*	*33,543*	*5,747,948*	*34,326,121*	*16.7%*
TIF Total	*0*	*29,118*	*138,471*	*0*	*167,589*	*574,505*	*29.2%*
County Total	*171,003*	*2,771,778*	*2,939,214*	*33,543*	*5,915,537*	*34,900,626*	*16.9%*
Cass County	29,733	485,208	459,569	7,723	982,234	8,552,561	11.5%
Adams Township	0	0	0	10	10	23,447	0.0%
Bethlehem Township	0	0	0	2	2	30,838	0.0%
Boone Township	7	516	198	12	733	41,304	1.8%
Clay Township	242	3,705	365	67	4,379	77,846	5.6%
Clinton Township	0	2,006	1,238	3	3,247	50,047	6.5%
Deer Creek Township	0	0	0	29	29	46,680	0.1%
Eel Township	2,057	32,538	27,714	347	62,656	328,077	19.1%
Harrison Township	0	0	0	19	19	54,824	0.0%
Jackson Township	3	470	0	33	507	40,749	1.2%
Jefferson Township	0	0	0	98	98	29,567	0.3%
Miami Township	1,969	8,718	0	209	10,896	217,091	5.0%
Noble Township	13	675	233	62	983	58,974	1.7%
Tipton Township	0	193	0	31	224	34,205	0.7%
Washington Township	0	335	3,264	47	3,647	99,410	3.7%
Logansport Civil City	69,893	1,090,284	1,285,548	9,120	2,454,845	7,996,934	30.7%
Galveston Civil Town	138	22,308	0	339	22,785	249,329	9.1%
Onward Civil Town	0	710	0	6	716	9,128	7.8%
Royal Center Civil Town	284	21,495	8,243	202	30,224	174,755	17.3%
Walton Civil Town	0	12,316	0	188	12,504	147,240	8.5%
Pioneer Regional School Corp	200	15,106	5,793	2,404	23,503	1,986,647	1.2%
Southeastern School Corp	119	42,077	27,264	2,269	71,729	3,130,199	2.3%
Logansport Community School Corp	60,617	908,781	892,683	8,614	1,870,694	8,634,945	21.7%
Caston School Corp	0	0	0	138	138	564,842	0.0%
Logansport-Cass Public Library	3,762	59,053	57,907	887	121,609	955,118	12.7%
Royal Center Public Library	24	1,819	697	29	2,569	75,809	3.4%
Walton Public Library	0	2,647	0	150	2,797	156,796	1.8%
Cass County Solid Waste Mgt Dist	0	0	0	0	0	0	
Logansport/Cass Co. Airport Auth	1,943	31,700	30,025	505	64,172	558,759	11.5%
TIF - Anderson-Ethanol	0	1,031	0	0	1,031	86,861	1.2%
TIF - Gateway 35/25	0	0	0	0	0	0	
TIF - East End TIF	0	19,945	34,616	0	54,561	97,075	56.2%
TIF - Logans Landing	0	8,024	51,318	0	59,342	125,554	47.3%
TIF - Gateway 35 /18	0	0	0	0	0	7	0.0%
TIF - Gateway 35/20	0	88	13	0	101	108	93.8%
TIF - Airport/Industrial Park	0	0	52,453	0	52,453	264,578	19.8%
TIF - Gateway 35/27	0	30	71	0	101	321	31.4%

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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Clark County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Clark County

The average homeowner saw a 10.9% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 15.9% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	22,721	90.8%	5,317	21.2%
No Change	435	1.7%	99	0.4%
Lower Tax Bill	1,867	7.5%	19,607	78.4%
Average Change in Tax Bill	**10.9%**		**-15.9%**	
Detailed Change in Tax Bill				
20% or More	3,010	12.0%	1,371	5.5%
10% to 19%	11,480	45.9%	1,597	6.4%
1% to 9%	8,231	32.9%	2,349	9.4%
0%	435	1.7%	99	0.4%
-1% to -9%	897	3.6%	3,093	12.4%
-10% to -19%	480	1.9%	4,546	18.2%
-20% to -29%	182	0.7%	5,102	20.4%
-30% to -39%	80	0.3%	2,976	11.9%
-40% to -49%	49	0.2%	1,418	5.7%
-50% to -59%	38	0.2%	884	3.5%
-60% to -69%	25	0.1%	520	2.1%
-70% to -79%	24	0.1%	344	1.4%
-80% to -89%	15	0.1%	186	0.7%
-90% to -99%	14	0.1%	162	0.6%
-100%	63	0.3%	376	1.5%
Total	**25,023**	**100.0%**	**25,023**	**100.0%**

Note: Percentages may not total due to rounding.

78.4% of homeowners saw lower tax bills in 2010 than in 2007.

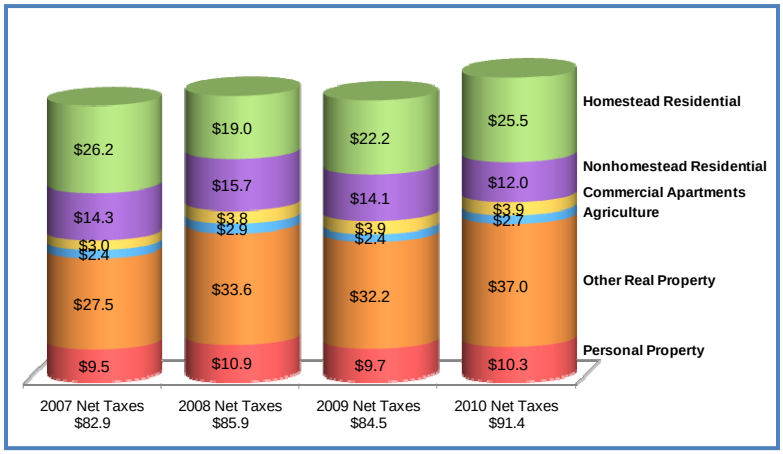
78.8% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

The largest percentage of homeowners have seen between a 10% and 29% decrease in their tax bills from 2007 to 2010.

Clark County Overview

The larger-than-average increase in homeowner tax bills was the result of a larger-than-average increase in property tax levies. Property tax levies increased 10.6% in Clark County in 2010, more than the state average increase of 2.4%. This was due to substantial increases in the county courthouse lease rental levy, the West Clark and Clarksville School Corporation debt service levies, and especially in the Greater Clark County School Corporation's debt service and capital project fund levies. Clark County adopted a local option income tax for property tax relief, effective in 2010, which kept homeowner tax bills from rising more. Clark County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Clark County tax rates were too low for most homeowners to qualify for tax cap credits.

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



Net tax bills for all taxpayers increased 8.1% in Clark County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 1.5% decrease in tax bills. This small decrease was due to a combination of increased levies, the new property tax relief from income tax, and the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps and the new property tax relief also affected nonhomestead residential property (mostly small rental residences), which saw a 14.8% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 15% and 6.4% increase,

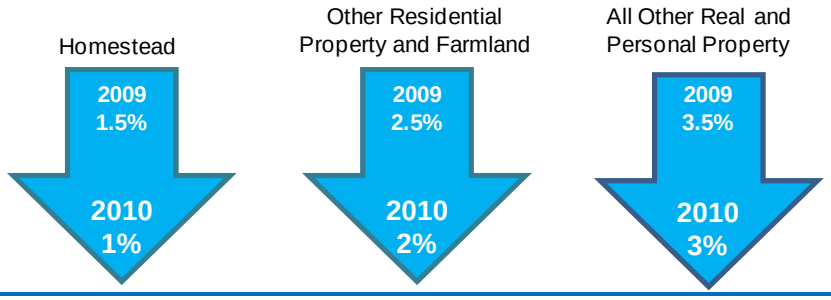
respectively, in tax bills in 2010. This was mainly because of the increase in Clark County property tax levies. Commercial and industrial property did not benefit from the tightened tax caps because Clark County's tax rates were not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 10.8% increase in tax payments in 2010 because of the Clark County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Clark County in 2010 amounted to 3.3% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly because no commercial or industrial properties in the 3% tax cap category qualified for credits. The highest Clark County net tax rate barely was below $3. Neither Clark County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Clark County Total $3,349,106

1%	2%	3%	Elderly
$404,158	$2,830,902	$0	$114,046
12.1%	84.5%	0.0%	3.4%

The City of Jeffersonville, Town of Clarksville, and the Greater Clark County School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the City of Jeffersonville lost the most, at 5.8%, followed by Clarksville Community School Corporation at 5.5%. Losses were greatest for units that overlapped the municipalities of Clarksville and Jeffersonville because these tax districts had the highest tax rates.

The Effects of Recession

In Clark County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.3% in December 2007 to 8.6% in July 2009. Job losses and income declines contributed to a 1.7% decrease in local income tax revenue, after adjusting for rate changes. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Clark County in 2010.

Clark County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	4,116,787,748	4,168,815,724	1.3%
Other Residential	742,791,968	773,336,784	4.1%
Ag Business/Land	191,803,711	198,257,391	3.4%
Business Real/Personal	2,280,136,991	2,412,076,479	5.8%
Total	**$7,331,520,418**	**$7,552,486,378**	**3.0%**

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

In Clark County, the gross assessed value of business real and personal property increased 5.8% in 2010. Other assessment categories increased, and total gross assessed value in Clark County rose 3%. This was higher than the state average increase of 0.6%.

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

Clark County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*105,863,418*	*118,137,275*	*75,997,137*	*84,046,245*	*11.6%*	*-35.7%*	*10.6%*
State Unit	108,670	116,046	0	0	6.8%	-100.0%	
Clark County	16,490,746	11,860,909	7,879,815	8,922,352	-28.1%	-33.6%	13.2%
Bethlehem Township	5,056	5,026	5,002	4,977	-0.6%	-0.5%	-0.5%
Carr Township	30,144	20,624	32,861	32,627	-31.6%	59.3%	-0.7%
Charlestown Township	122,945	128,345	119,461	133,326	4.4%	-6.9%	11.6%
Jeffersonville Township	629,954	651,929	519,669	610,565	3.5%	-20.3%	17.5%
Monroe Township	44,526	45,043	48,692	51,350	1.2%	8.1%	5.5%
Oregon Township	18,304	18,903	15,420	4,108	3.3%	-18.4%	-73.4%
Owen Township	14,535	14,915	15,878	16,746	2.6%	6.5%	5.5%
Silver Creek Township	106,262	107,871	103,029	115,258	1.5%	-4.5%	11.9%
Union Township	13,642	12,826	14,898	15,435	-6.0%	16.2%	3.6%
Utica Township	35,806	36,251	39,009	40,627	1.2%	7.6%	4.1%
Washington Township	15,922	15,872	15,806	15,775	-0.3%	-0.4%	-0.2%
Wood Township	70,436	73,504	72,866	73,047	4.4%	-0.9%	0.2%
Jeffersonville Civil City	11,482,843	12,056,327	14,848,066	16,337,155	5.0%	23.2%	10.0%
Charlestown Civil City	1,982,491	2,060,317	1,637,460	1,710,564	3.9%	-20.5%	4.5%
Clarksville Civil Town	9,289,448	8,920,800	9,259,758	9,614,798	-4.0%	3.8%	3.8%
Town Of Borden	124,897	128,218	136,428	119,001	2.7%	6.4%	-12.8%
Sellersburg Civil Town	1,357,348	1,360,569	1,449,044	1,531,177	0.2%	6.5%	5.7%
Utica Civil Town	54,861	57,698	59,616	63,082	5.2%	3.3%	5.8%
West Clark Community School Corp	15,338,935	17,463,960	9,183,239	10,025,934	13.9%	-47.4%	9.2%
Clarksville Community School Corp	7,169,848	7,480,449	4,925,175	5,403,531	4.3%	-34.2%	9.7%
Greater Clark County School Corp	35,387,881	49,745,127	20,412,140	23,738,723	40.6%	-59.0%	16.3%
Jeffersonville Township Public Library	1,639,678	1,642,220	1,664,163	1,584,639	0.2%	1.3%	-4.8%
Charlestown-Clark County Contractual Lib	846,343	860,381	910,840	965,723	1.7%	5.9%	6.0%
Jeffersonville Flood Control	895,349	915,651	857,565	960,551	2.3%	-6.3%	12.0%
Charlestown Fire	365,042	379,730	364,250	378,822	4.0%	-4.1%	4.0%
Tri-Township Fire Protection Dist	817,159	789,610	1,001,350	1,047,460	-3.4%	26.8%	4.6%
Monroe Township Fire Protection	167,209	155,915	187,155	225,706	-6.8%	20.0%	20.6%
Utica Township Fire Dist	202,724	187,341	79,987	156,256	-7.6%	-57.3%	95.4%
New Washington Fire Protection Dist	129,995	131,997	138,495	146,930	1.5%	4.9%	6.1%
Clark County Solid Waste Management Dist	0	0	0	0			
Clark County Redevelopment Comm	0	0	0	0			
Clarksville Redevelopment Comm	460,897	241,441	0	0	-47.6%	-100.0%	
Jeffersonville Redevelopment Comm	443,522	451,460	0	0	1.8%	-100.0%	

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
10003	Charlestown Twp	1.3316	4.5304%	3.7569%	--	3.1776%	--	--	--	1.1789
10004	Charlestown City	2.1170	4.5304%	3.7569%	--	8.2967%	--	--	--	1.7659
10005	Jeffersonville Twp-OFW	1.3666	4.5304%	3.7569%	--	6.8915%	--	--	--	1.1592
10006	Jeffersonville Twp-IFW	1.4909	4.5304%	3.7569%	--	--	--	--	--	1.3673
10007	Jeff Twp-Clark Park-OFW	1.4429	4.5304%	3.7569%	--	54.1586%	--	--	--	0.5419
10008	Jeff Twp-Clark Park-IFW	1.5672	4.5304%	3.7569%	--	0.1045%	--	--	--	1.4357
10009	Jeffersonville City-OFW	2.6055	4.5304%	3.7569%	--	8.9541%	--	--	--	2.1563
10010	Jeffersonville City-IFW	2.7298	4.5304%	3.7569%	--	26.2804%	--	--	--	1.7862
10011	Clarksville Town-OFW	2.9282	4.5304%	3.7569%	--	96.2431%	--	--	--	0.0000
10012	Clarksville Town-IFW	3.0525	4.5304%	3.7569%	--	42.8331%	--	--	--	1.4920
10013	Clarksville Town-GCS-OFW	2.5845	4.5304%	3.7569%	--	33.7428%	--	--	--	1.4982
10014	Clarksville Town-GCS-IFW	2.7088	4.5304%	3.7569%	--	17.1501%	--	--	--	2.0198
10025	Bethlehem Township	1.3337	4.5304%	3.7569%	--	6.6966%	--	--	--	1.1339
10026	Carr Township	1.3557	4.5304%	3.7569%	--	0.2705%	--	--	--	1.2397
10027	Monroe Township	1.3724	4.5304%	3.7569%	--	3.2080%	--	--	--	1.2146
10028	Oregon Township - NWFPD	1.3202	4.5304%	3.7569%	--	1.5581%	--	--	--	1.1902
10029	Owen Township	1.3543	4.5304%	3.7569%	--	0.2616%	--	--	--	1.2385
10030	Silver Creek Township	1.3629	4.5304%	3.7569%	--	43.0224%	--	--	--	0.6636
10031	Sellersburg Town	2.0215	4.5304%	3.7569%	--	2.0723%	--	--	--	1.8121
10032	Union Township	1.3492	4.5304%	3.7569%	--	1.6810%	--	--	--	1.2147
10033	Utica Township	1.3889	4.5304%	3.7569%	--	4.0749%	--	--	--	1.2172
10034	Washington Township	1.3364	4.5304%	3.7569%	--	7.2777%	--	--	--	1.1284
10035	Wood Township	1.2874	4.5304%	3.7569%	--	49.5915%	--	--	--	0.5423
10036	Borden Town	1.9534	4.5304%	3.7569%	--	5.3734%	--	--	--	1.6866
10037	Utica Town	1.5514	4.5304%	3.7569%	--	9.0461%	--	--	--	1.2825
10038	Oregon Township-CFPD	1.3103	4.5304%	3.7569%	--	0.9186%	--	--	--	1.1897
10039	Jeff City-Utica Twp-OFW	2.5554	4.5304%	3.7569%	--	36.4306%	--	--	--	1.4127
10040	Clarksville Town-Sct-TFPD	2.0596	4.5304%	3.7569%	--	11.5506%	--	--	--	1.6510
10042	Chastwp Jeff City	2.5785	4.5304%	3.7569%	--	1.9373%	--	--	--	2.3149

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Clark County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*375,058*	*2,464,281*	*0*	*113,403*	*2,952,742*	*84,046,245*	*3.5%*
TIF Total	*29,100*	*366,621*	*0*	*643*	*396,364*	*18,440,102*	*2.1%*
County Total	*404,158*	*2,830,902*	*0*	*114,046*	*3,349,106*	*102,486,347*	*3.3%*
Clark County	32,390	201,184	0	10,367	243,940	8,922,352	2.7%
Bethlehem Township	0	0	0	1	1	4,977	0.0%
Carr Township	0	0	0	7	7	32,627	0.0%
Charlestown Township	767	258	0	70	1,095	133,326	0.8%
Jeffersonville Township	2,297	16,539	0	887	19,723	610,565	3.2%
Monroe Township	0	0	0	26	26	51,350	0.1%
Oregon Township	0	0	0	2	2	4,108	0.1%
Owen Township	0	0	0	4	4	16,746	0.0%
Silver Creek Township	23	0	0	80	103	115,258	0.1%
Union Township	0	0	0	3	3	15,435	0.0%
Utica Township	0	268	0	22	291	40,627	0.7%
Washington Township	0	0	0	16	16	15,775	0.1%
Wood Township	0	0	0	17	17	73,047	0.0%
Jeffersonville Civil City	189,505	727,789	0	23,865	941,159	16,337,155	5.8%
Charlestown Civil City	199	4,270	0	891	5,359	1,710,564	0.3%
Clarksville Civil Town	802	447,936	0	20,810	469,548	9,614,798	4.9%
Town Of Borden	0	0	0	294	294	119,001	0.2%
Sellersburg Civil Town	298	0	0	1,827	2,125	1,531,177	0.1%
Utica Civil Town	0	0	0	104	104	63,082	0.2%
West Clark Community School Corp	968	0	0	5,481	6,449	10,025,934	0.1%
Clarksville Community School Corp	0	283,559	0	13,290	296,848	5,403,531	5.5%
Greater Clark County School Corp	136,638	646,430	0	28,703	811,770	23,738,723	3.4%
Jeffersonville Township Public Library	9,644	69,429	0	2,903	81,976	1,584,639	5.2%
Charlestown-Clark County Contractual Lib	1,304	2,706	0	521	4,530	965,723	0.5%
Jeffersonville Flood Control	70	63,483	0	2,075	65,628	960,551	6.8%
Charlestown Fire	20	432	0	210	661	378,822	0.2%
Tri-Township Fire Protection Dist	133	0	0	592	725	1,047,460	0.1%
Monroe Township Fire Protection	0	0	0	115	115	225,706	0.1%
Utica Township Fire Dist	0	0	0	139	139	156,256	0.1%
New Washington Fire Protection Dist	0	0	0	81	81	146,930	0.1%
Clark County Solid Waste Management Dist	0	0	0	0	0	0	
Clark County Redevelopment Comm	0	0	0	0	0	0	
Clarksville Redevelopment Comm	0	0	0	0	0	0	
Jeffersonville Redevelopment Comm	0	0	0	0	0	0	
TIF - River Ridge Chas Twp	0	0	0	0	0	0	
TIF - Henryville I-65 Corridor	0	0	0	0	0	676	0.0%
TIF - Memphis Corridor	0	0	0	0	0	85,612	0.0%
TIF - Perry Crossing Rd Union Twp	0	0	0	0	0	22,750	0.0%
TIF - Clarksville Town OFW	0	12,009	0	0	12,009	4,005,785	0.3%
TIF - Central Chas Econ Dev Area	0	26	0	0	26	365,268	0.0%
TIF - River Ridge Chas City	0	1	0	0	1	8,939	0.0%
TIF - Falls Landing/Harbours OFW	28,724	101,461	0	429	130,613	963,209	13.6%
TIF - Jeff Inner City Rds OFW	376	98,066	0	91	98,533	3,449,182	2.9%
TIF - Falls Landing/Harbours IFW	0	38,689	0	124	38,813	988,012	3.9%
TIF - Inner City Rds IFW Gateway	0	11,816	0	0	11,816	533,684	2.2%
TIF - Jeff Gateway IFW	0	0	0	0	0	0	
TIF - Jeff Inner City Rds IFW	0	0	0	0	0	0	
TIF - Clarksville Town IFW	0	156	0	0	156	102,794	0.2%
TIF - Clarksville GC OFW	0	99,515	0	0	99,515	3,609,564	2.8%
TIF - Salem Rd Utica Town	0	0	0	0	0	924	0.0%
TIF - Jeff Bethnova IFW	0	142	0	0	142	81,151	0.2%
TIF - Jeff Galvstar IFW	0	0	0	0	0	370,532	0.0%
TIF - Jeff Keystone IFW	0	25	0	0	25	153,797	0.0%
TIF - Jeff Vogt Valve IFW	0	0	0	0	0	648,058	0.0%
TIF - River Ridge Utica Jeff City	0	0	0	0	0	1,795,328	0.0%
TIF - Salem Rd Utica Twp Jeff City	0	0	0	0	0	0	
TIF - Utica/Jeff Inner City Rds	0	4,715	0	0	4,715	1,191,134	0.4%
TIF - Clarksville Gc IFW	0	0	0	0	0	63,703	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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Clay County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

The average homeowner saw a 41.6% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 56.7% lower than they were in 2007, before the property tax reforms.

97.5% of homeowners saw lower tax bills in 2010 than in 2007.

77.3% of homeowners saw tax decreases of between 30% and 49% from 2009 to 2010.

The largest percentage of homeowners have seen between a 50% and 69% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in Clay County

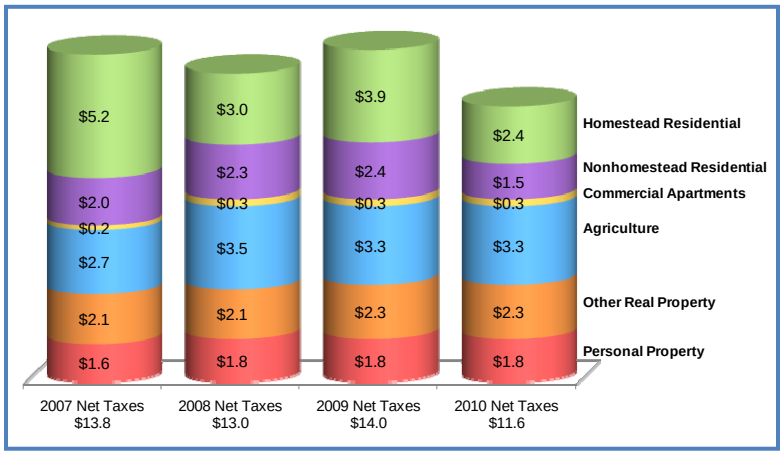
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	83	1.2%	83	1.2%
No Change	325	4.8%	84	1.2%
Lower Tax Bill	6,382	94.0%	6,623	97.5%
Average Change in Tax Bill	**-41.6%**		**-56.7%**	
Detailed Change in Tax Bill				
20% or More	28	0.4%	54	0.8%
10% to 19%	11	0.2%	11	0.2%
1% to 9%	44	0.6%	18	0.3%
0%	325	4.8%	84	1.2%
-1% to -9%	83	1.2%	38	0.6%
-10% to -19%	169	2.5%	58	0.9%
-20% to -29%	438	6.5%	117	1.7%
-30% to -39%	998	14.7%	283	4.2%
-40% to -49%	4,250	62.6%	772	11.4%
-50% to -59%	314	4.6%	1,747	25.7%
-60% to -69%	43	0.6%	2,164	31.9%
-70% to -79%	21	0.3%	839	12.4%
-80% to -89%	15	0.2%	207	3.0%
-90% to -99%	12	0.2%	121	1.8%
-100%	39	0.6%	277	4.1%
Total	**6,790**	**100.0%**	**6,790**	**100.0%**

Note: Percentages may not total due to rounding.

Clay County Overview

The much larger-than-average decline in homeowner tax bills was due to the adoption of a 0.75% local option income tax for residential property tax relief. This resulted in a new 46% tax credit for owners of residential property. Levies increased 0.7% in Clay County in 2010, compared to a state average increase of 2.4%. Small increases in the county and Brazil City general fund levies were offset by decreases in several Clay Community School Corporation fund levies. The large local residential credit, and the low tax rates and home values in Clay County, meant that few homeowners were eligible for tax cap credits.

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



Net tax bills for all taxpayers decreased 18.6% in Clay County from 2009 to 2010. This was larger than the statewide reduction of 1.4%. In 2010 apartment owners saw a 2.7% increase in tax bills. This increase was due mainly to the levy increases in the county. The new property tax relief from income tax had a large effect on nonhomestead residential property (mostly small rental residences), which saw a 39.6% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 1.2% and 0.1% decrease, respectively, in tax bills in 2010. This was mainly because of lower assessed value. Commercial and industrial property did not benefit from the tightened tax caps because Clay County's tax rates were not high enough for this type of property to qualify for tax cap credits. Agricultural

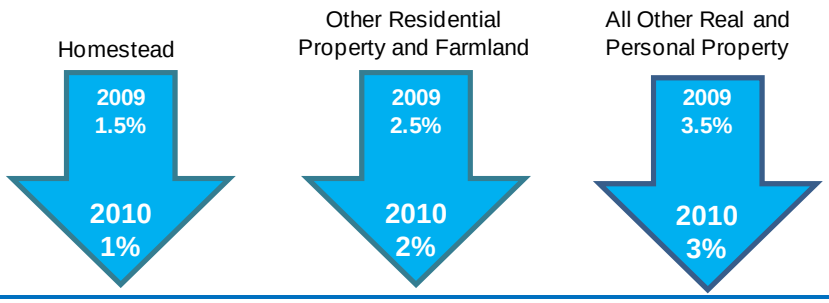
business property saw a 1.3% decrease in tax payments in 2010 due to the tax rate reductions in most of the rural areas of the county, helping to offset the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Clay County in 2010 amounted to less than 1% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was mainly due to Clay County adopting a local option income tax for residential property tax relief. No commercial or industrial properties in the 3% tax cap category qualified for credits because the highest Clay County tax rate was under $3. Neither Clay County net tax rates nor home values were high enough for many homesteads to qualify for credits in the 1% category. Clay Community Schools lost the most from the tax caps in 2010 at $904.

2010 Circuit Breaker Credits by Cap Category
Clay County Total $2,452

1%	2%	3%	Elderly
$367	$1,695	$0	$391
15.0%	69.1%	0.0%	16.0%

The Effects of Recession

In Clay County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.4% in December 2007 to 12.4% in July 2009. Job losses and income declines contributed to a 0.7% decrease in local income tax revenue, after adjusting for rate changes.

Clay County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	721,066,160	718,727,210	-0.3%
Other Residential	99,028,000	98,369,100	-0.7%
Ag Business/Land	216,668,100	222,841,500	2.8%
Business Real/Personal	257,927,720	255,340,030	-1.0%
Total	**$1,294,689,980**	**$1,295,277,840**	**0.0%**

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

In Clay County, the gross assessed value of business real and personal property fell 1% in 2010, and total gross assessed value in Clay County remained unchanged. This was lower than the state average increase of 0.6%.

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

Clay County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*20,117,574*	*21,419,681*	*14,310,246*	*14,416,800*	*6.5%*	*-33.2%*	*0.7%*
State Unit	21,824	21,990	0	0	0.8%	-100.0%	
Clay County	3,159,931	3,202,192	3,051,087	3,084,480	1.3%	-4.7%	1.1%
Brazil Township	96,509	99,283	103,962	103,794	2.9%	4.7%	-0.2%
Cass Township	2,493	2,801	3,079	3,252	12.4%	9.9%	5.6%
Dick Johnson Township	29,751	31,006	33,186	33,740	4.2%	7.0%	1.7%
Harrison Township	40,945	40,197	42,110	41,678	-1.8%	4.8%	-1.0%
Jackson Township	18,145	23,231	24,506	24,742	28.0%	5.5%	1.0%
Lewis Township	19,440	23,834	23,977	23,896	22.6%	0.6%	-0.3%
Perry Township	19,431	20,077	21,272	21,060	3.3%	6.0%	-1.0%
Posey Township	45,726	66,451	71,748	72,130	45.3%	8.0%	0.5%
Sugar Ridge Township	14,949	17,342	18,511	18,585	16.0%	6.7%	0.4%
Van Buren Township	72,201	75,547	79,059	79,513	4.6%	4.6%	0.6%
Washington Township	8,295	9,092	9,574	9,709	9.6%	5.3%	1.4%
Brazil Civil City	1,563,122	1,700,531	1,684,579	1,759,034	8.8%	-0.9%	4.4%
Carbon Civil Town	10,319	10,890	9,672	10,702	5.5%	-11.2%	10.6%
Center Point Civil Town	11,082	11,549	13,025	13,839	4.2%	12.8%	6.2%
Clay City Civil Town	126,066	135,141	140,287	142,663	7.2%	3.8%	1.7%
Knightsville Civil Town	31,542	33,910	34,089	34,790	7.5%	0.5%	2.1%
Staunton Civil Town	19,430	21,216	22,609	22,782	9.2%	6.6%	0.8%
Harmony Civil Town	50,368	54,604	54,319	49,445	8.4%	-0.5%	-9.0%
Clay Community School Corp	13,459,432	14,290,472	7,974,506	7,866,932	6.2%	-44.2%	-1.3%
M.S.D. Shakamak School Corp	965,699	1,149,709	525,597	620,765	19.1%	-54.3%	18.1%
Brazil Public Library	303,929	347,683	352,411	361,377	14.4%	1.4%	2.5%
Clay-Owen-Vigo Solid Waste Mgt Dist	0	0	0	0			
Poland Fire Terr (Jackson Township)	14,141	17,099	17,081	17,892	20.9%	-0.1%	4.7%
Clay County Redevelopment Comm	12,804	13,834	0	0	8.0%	-100.0%	

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
11001	Brazil Township	1.7726	--	4.8112%	--	--	--	--	46.5539%	0.8621
11002	Brazil City - Brazil Township	2.8746	--	4.8112%	--	--	--	--	46.5539%	1.3981
11003	Cass Township	1.6347	--	4.8112%	--	--	--	--	46.5539%	0.7950
11004	Dick Johnson Township	1.5778	--	4.8112%	--	--	--	--	46.5539%	0.7674
11005	Harrison Township	1.5382	--	4.8112%	--	--	--	--	46.5539%	0.7481
11006	Clay City Town	2.5015	--	4.8112%	--	--	--	--	46.5539%	1.2166
11007	Jackson Township	1.5126	--	4.8112%	--	--	--	--	46.5539%	0.7357
11008	Brazil City - Jackson Township	2.8249	--	4.8112%	--	--	--	--	46.5539%	1.3739
11009	Lewis Township	1.5992	--	4.8112%	--	--	--	--	46.5539%	0.7778
11010	Perry Township	1.5202	--	4.8112%	--	--	--	--	46.5539%	0.7393
11011	Posey Township	1.5492	--	4.8112%	--	--	--	--	46.5539%	0.7535
11012	Brazil City - Posey Township	2.8475	--	4.8112%	--	--	--	--	46.5539%	1.3849
11013	Staunton Town	1.8711	--	4.8112%	--	--	--	--	46.5539%	0.9100
11014	Sugar Ridge Township	1.5268	--	4.8112%	--	--	--	--	46.5539%	0.7426
11015	Center Point Town	1.7720	--	4.8112%	--	--	--	--	46.5539%	0.8618
11016	Van Buren Township	1.5784	--	4.8112%	--	--	--	--	46.5539%	0.7677
11017	Carbon Town	1.9196	--	4.8112%	--	--	--	--	46.5539%	0.9336
11018	Knightsville Town	1.8567	--	4.8112%	--	--	--	--	46.5539%	0.9030
11019	Harmony Town	1.9713	--	4.8112%	--	--	--	--	46.5539%	0.9587
11020	Washington Township	1.5093	--	4.8112%	--	--	--	--	46.5539%	0.7340

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Clay County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*367*	*1,695*	*0*	*391*	*2,452*	*14,416,800*	*0.0%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*139,684*	*0.0%*
County Total	*367*	*1,695*	*0*	*391*	*2,452*	*14,556,484*	*0.0%*
Clay County	51	236	0	88	374	3,084,480	0.0%
Brazil Township	7	17	0	1	25	103,794	0.0%
Cass Township	0	0	0	0	0	3,252	0.0%
Dick Johnson Township	0	0	0	0	0	33,740	0.0%
Harrison Township	0	1	0	0	1	41,678	0.0%
Jackson Township	0	1	0	0	1	24,742	0.0%
Lewis Township	0	0	0	5	5	23,896	0.0%
Perry Township	0	0	0	0	0	21,060	0.0%
Posey Township	0	0	0	0	0	72,130	0.0%
Sugar Ridge Township	0	0	0	0	0	18,585	0.0%
Van Buren Township	0	0	0	6	6	79,513	0.0%
Washington Township	0	0	0	0	0	9,709	0.0%
Brazil Civil City	146	662	0	32	840	1,759,034	0.0%
Carbon Civil Town	0	0	0	0	0	10,702	0.0%
Center Point Civil Town	0	0	0	0	0	13,839	0.0%
Clay City Civil Town	0	19	0	0	19	142,663	0.0%
Knightsville Civil Town	0	0	0	1	1	34,790	0.0%
Staunton Civil Town	0	0	0	3	3	22,782	0.0%
Harmony Civil Town	0	0	0	2	2	49,445	0.0%
Clay Community School Corp	138	647	0	119	904	7,866,932	0.0%
M.S.D. Shakamak School Corp	0	0	0	129	129	620,765	0.0%
Brazil Public Library	25	113	0	5	143	361,377	0.0%
Clay-Owen-Vigo Solid Waste Mgt Dist	0	0	0	0	0	0	
Poland Fire Terr (Jackson Township)	0	0	0	1	1	17,892	0.0%
Clay County Redevelopment Comm	0	0	0	0	0	0	
TIF - No Central Econ Dev TIF Orig	0	0	0	0	0	9,626	0.0%
TIF - No Central Econ Dev Dist Exp	0	0	0	0	0	34,122	0.0%
TIF - I 70 SR 59 Jackson	0	0	0	0	0	31,603	0.0%
TIF - I 70 SR 59 Posey	0	0	0	0	0	6,899	0.0%
TIF - IVC Industrial Van Buren	0	0	0	0	0	57,434	0.0%

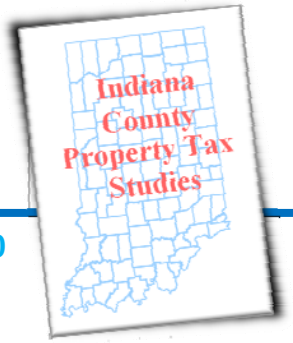
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Clinton County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Clinton County

The average homeowner saw a 0.7% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 48.0% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	4,063	51.4%	121	1.5%
No Change	274	3.5%	34	0.4%
Lower Tax Bill	3,566	45.1%	7,748	98.0%
Average Change in Tax Bill	**-0.7%**		**-48.0%**	
Detailed Change in Tax Bill				
20% or More	263	3.3%	73	0.9%
10% to 19%	566	7.2%	18	0.2%
1% to 9%	3,234	40.9%	30	0.4%
0%	274	3.5%	34	0.4%
-1% to -9%	2,514	31.8%	47	0.6%
-10% to -19%	835	10.6%	80	1.0%
-20% to -29%	85	1.1%	316	4.0%
-30% to -39%	29	0.4%	987	12.5%
-40% to -49%	20	0.3%	1,909	24.2%
-50% to -59%	11	0.1%	2,546	32.2%
-60% to -69%	14	0.2%	1,072	13.6%
-70% to -79%	10	0.1%	251	3.2%
-80% to -89%	9	0.1%	173	2.2%
-90% to -99%	6	0.1%	110	1.4%
-100%	33	0.4%	257	3.3%
Total	**7,903**	**100.0%**	**7,903**	**100.0%**

Note: Percentages may not total due to rounding.

98.0% of homeowners saw lower tax bills in 2010 than in 2007.

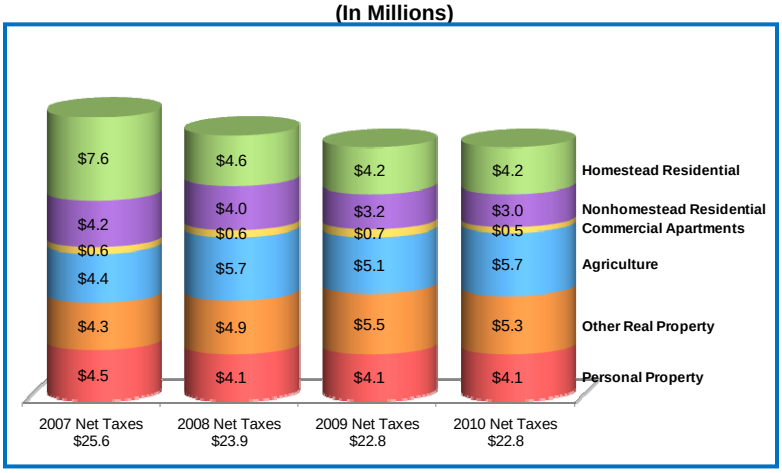
40.9% of homeowners saw tax increases of between 1% and 9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 40% and 59% decrease in their tax bills from 2007 to 2010.

Clinton County Overview

The decline in homeowner tax bills was slightly less than the state average of 2.1%. One reason was that property tax levies increased 3.3% in Clinton County in 2010, slightly more than the state average increase of 2.4%. The largest levy increases were in the Frankfort City general fund, the Clinton Central School Corporation debt service and capital projects funds, and the Frankfort School Corporation debt service fund. Another reason was that Clinton County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, because Clinton County offers substantial property tax relief funded by local income taxes.

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



Net tax bills for all taxpayers decreased 0.4% in Clinton County from 2009 to 2010. This was slightly higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 32.1% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 5.9% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 2.9% and 0.6% decrease, respectively, in tax bills in 2010. This was mainly because of the tightening of the tax caps from 3.5% to 3%.

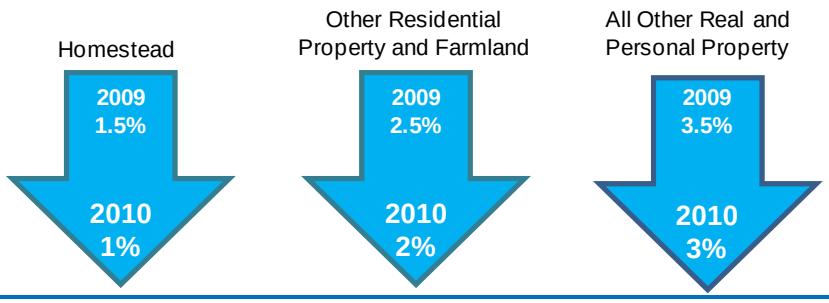
Agricultural business property saw a 10.8% increase in tax payments in 2010 because of the Clinton County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Clinton County in 2010 amounted to 7.9% of the total property tax levy. The statewide average was 6.3%. The Clinton County percentage loss was only slightly higher than average. Many properties in the 2% cap category received credits. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. Most commercial apartments were located in Frankfort City where the tax rate was $3.67, so apartments received a large amount of circuit breaker credits. Since the tax rate exceeded $3 in the town of Colfax and in Frankfort City, many commercial and industrial properties in the 3% tax cap category qualified for circuit breaker credits. Neither Clinton County net tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Clinton County Total $2,244,586

1%	2%	3%	Elderly
$21,394	$1,329,481	$887,074	$6,637
1.0%	59.2%	39.5%	0.3%

Clinton County, Frankfort City, and the Frankfort Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Colfax lost the most at 20.6%, followed by Frankfort City and the Frankfort Airport at 18.8%, each. Losses were greatest for units that overlapped the municipalities of Colfax and Frankfort, because these tax districts had the highest tax rates.

The Effects of Recession

In Clinton County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.7% in December 2007 to 11.1% in July 2009. Job losses and income declines contributed to a 0.4% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Clinton County in 2010.

Clinton County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	934,413,800	930,875,300	-0.4%
Other Residential	162,952,800	162,499,200	-0.3%
Ag Business/Land	367,891,100	381,967,500	3.8%
Business Real/Personal	638,055,936	642,956,981	0.8%
Total	**$2,103,313,636**	**$2,118,298,981**	**0.7%**

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

In Clinton County, the gross assessed value of business real and personal property increased 0.8% in 2010. Other assessment categories except for Ag Business and Land decreased, and total gross assessed value in Clinton County rose 0.7%. This was slightly higher than the state average increase of 0.6%.

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

Clinton County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*36,314,819*	*39,367,312*	*27,590,913*	*28,500,062*	*8.4%*	*-29.9%*	*3.3%*
State Unit	35,046	37,395	0	0	6.7%	-100.0%	
Clinton County	6,445,665	6,464,597	6,364,215	6,347,643	0.3%	-1.6%	-0.3%
Center Township	299,715	312,984	323,043	330,647	4.4%	3.2%	2.4%
Forest Township	53,191	56,935	59,355	59,682	7.0%	4.3%	0.6%
Jackson Township	31,169	33,865	35,375	36,379	8.6%	4.5%	2.8%
Johnson Township	71,178	75,130	78,605	79,243	5.6%	4.6%	0.8%
Kirklin Township	42,334	44,794	47,013	46,998	5.8%	5.0%	0.0%
Madison Township	44,491	48,483	50,742	50,438	9.0%	4.7%	-0.6%
Michigan Township	51,360	56,155	83,895	79,731	9.3%	49.4%	-5.0%
Owen Township	40,516	42,423	54,620	52,517	4.7%	28.8%	-3.9%
Perry Township	51,069	92,105	69,541	58,482	80.4%	-24.5%	-15.9%
Ross Township	54,876	58,191	59,453	60,304	6.0%	2.2%	1.4%
Sugar Creek Township	21,054	21,929	22,838	23,233	4.2%	4.1%	1.7%
Union Township	30,369	32,470	34,336	34,884	6.9%	5.7%	1.6%
Warren Township	23,840	26,340	27,746	28,166	10.5%	5.3%	1.5%
Washington Township	29,246	30,378	31,867	32,582	3.9%	4.9%	2.2%
Frankfort Civil City	5,441,368	5,511,010	5,380,460	5,609,915	1.3%	-2.4%	4.3%
Colfax Civil Town	172,341	191,571	199,855	206,285	11.2%	4.3%	3.2%
Kirklin Civil Town	112,809	113,858	121,240	121,266	0.9%	6.5%	0.0%
Michigantown Civil Town	49,570	54,756	55,977	56,981	10.5%	2.2%	1.8%
Mulberry Civil Town	146,836	155,846	160,714	164,694	6.1%	3.1%	2.5%
Rossville Civil Town	174,559	175,827	186,254	188,729	0.7%	5.9%	1.3%
Clinton Central School Corp	3,831,521	3,983,347	1,469,660	1,968,381	4.0%	-63.1%	33.9%
Clinton Prairie School Corp	5,260,699	7,114,204	3,238,288	3,231,190	35.2%	-54.5%	-0.2%
Frankfort Community School Corp	10,015,300	10,379,593	6,368,418	6,647,638	3.6%	-38.6%	4.4%
Rossville Consolidated School Corp	2,263,418	2,617,020	1,399,846	1,290,488	15.6%	-46.5%	-7.8%
Colfax-Perry Township Public Library	137,775	138,855	143,640	148,499	0.8%	3.4%	3.4%
Frankfort Community Public Library	677,504	701,380	728,236	748,959	3.5%	3.8%	2.8%
Kirklin Public Library	90,749	158,683	129,937	112,644	74.9%	-18.1%	-13.3%
Clinton County Contractual Public Lib	477,059	496,153	516,491	530,010	4.0%	4.1%	2.6%
Frankfort Airport	103,145	105,198	112,386	115,791	2.0%	6.8%	3.0%
Wildcat Creek Solid Waste Mgt Dist	35,047	35,837	36,867	37,663	2.3%	2.9%	2.2%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
12001	Center Township	1.9004	--	4.8707%	--	29.7102%	--	--	10.7352%	1.0392
12003	Forest Township	1.3181	--	4.8707%	--	29.7102%	--	--	10.7352%	0.7208
12004	Jackson Township	1.5894	--	4.8707%	--	29.7102%	--	--	10.7352%	0.8691
12005	Johnson Township	1.3591	--	4.8707%	--	29.7102%	--	--	10.7352%	0.7432
12006	Kirklin Township	1.3585	--	4.8707%	--	29.7102%	--	--	10.7352%	0.7429
12007	Kirlin Town	2.2226	--	4.8707%	--	29.7102%	--	--	10.7352%	1.2154
12008	Madison Township	1.6330	--	4.8707%	--	29.7102%	--	--	10.7352%	0.8930
12009	Mulberry Town	2.2914	--	4.8707%	--	29.7102%	--	--	10.7352%	1.2530
12010	Michigan Township	1.3042	--	4.8707%	--	29.7102%	--	--	10.7352%	0.7132
12011	Michigantown Town	1.7780	--	4.8707%	--	29.7102%	--	--	10.7352%	0.9723
12012	Owen Township	1.5471	--	4.8707%	--	29.7102%	--	--	10.7352%	0.8460
12013	Perry Township	1.8033	--	4.8707%	--	29.7102%	--	--	10.7352%	0.9861
12014	Colfax Town	3.7790	--	4.8707%	--	29.7102%	--	--	10.7352%	2.0665
12015	Ross Township	1.5050	--	4.8707%	--	29.7102%	--	--	10.7352%	0.8230
12016	Rossville Town	1.9978	--	4.8707%	--	29.7102%	--	--	10.7352%	1.0925
12017	Sugar Creek Township	1.2463	--	4.8707%	--	29.7102%	--	--	10.7352%	0.6815
12018	Union Township	1.8776	--	4.8707%	--	29.7102%	--	--	10.7352%	1.0267
12019	Warren Township	1.2368	--	4.8707%	--	29.7102%	--	--	10.7352%	0.6763
12020	Washington Township	1.5702	--	4.8707%	--	29.7102%	--	--	10.7352%	0.8586
12021	Frankfort City	3.6769	--	4.8707%	--	29.7102%	--	--	10.7352%	2.0107

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Clinton County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*21,392*	*1,329,479*	*887,073*	*6,630*	*2,244,574*	*28,500,062*	*7.9%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*21,392*	*1,329,479*	*887,073*	*6,630*	*2,244,574*	*28,500,062*	*7.9%*
Clinton County	2,769	170,727	113,765	1,184	288,444	6,347,643	4.5%
Center Township	256	15,314	10,397	90	26,057	330,647	7.9%
Forest Township	0	0	0	18	18	59,682	0.0%
Jackson Township	0	0	0	14	14	36,379	0.0%
Johnson Township	0	0	0	28	28	79,243	0.0%
Kirklin Township	2	0	0	0	2	46,998	0.0%
Madison Township	0	51	0	3	53	50,438	0.1%
Michigan Township	0	0	0	1	1	79,731	0.0%
Owen Township	0	0	0	0	0	52,517	0.0%
Perry Township	0	588	259	0	847	58,482	1.4%
Ross Township	2	0	0	0	2	60,304	0.0%
Sugar Creek Township	0	0	0	0	0	23,233	0.0%
Union Township	0	0	0	6	6	34,884	0.0%
Warren Township	0	0	0	7	7	28,166	0.0%
Washington Township	0	0	0	1	1	32,582	0.0%
Frankfort Civil City	10,315	619,681	420,704	2,226	1,052,925	5,609,915	18.8%
Colfax Civil Town	0	29,511	13,025	0	42,536	206,285	20.6%
Kirklin Civil Town	39	2	0	0	41	121,266	0.0%
Michigantown Civil Town	0	0	0	0	0	56,981	0.0%
Mulberry Civil Town	0	1,163	0	41	1,205	164,694	0.7%
Rossville Civil Town	29	0	0	0	29	188,729	0.0%
Clinton Central School Corp	27	1	0	274	303	1,968,381	0.0%
Clinton Prairie School Corp	0	15,894	6,309	387	22,590	3,231,190	0.7%
Frankfort Community School Corp	6,888	412,683	280,172	2,005	701,748	6,647,638	10.6%
Rossville Consolidated School Corp	47	0	0	0	47	1,290,488	0.0%
Colfax-Perry Township Public Library	0	3,436	1,517	0	4,953	148,499	3.3%
Frankfort Community Public Library	776	46,495	31,566	226	79,063	748,959	10.6%
Kirklin Public Library	8	0	0	0	8	112,644	0.0%
Clinton County Contractual Public Lib	4	130	0	66	201	530,010	0.0%
Frankfort Airport	213	12,790	8,684	46	21,733	115,791	18.8%
Wildcat Creek Solid Waste Mgt Dist	16	1,013	675	7	1,711	37,663	4.5%

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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Crawford County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Crawford County

The average homeowner saw a 2.8% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 38.3% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	1,494	62.1%	213	8.9%
No Change	207	8.6%	62	2.6%
Lower Tax Bill	703	29.2%	2,129	88.6%
Average Change in Tax Bill	**-2.8%**		**-38.3%**	
Detailed Change in Tax Bill				
20% or More	98	4.1%	132	5.5%
10% to 19%	36	1.5%	38	1.6%
1% to 9%	1,360	56.6%	43	1.8%
0%	207	8.6%	62	2.6%
-1% to -9%	279	11.6%	85	3.5%
-10% to -19%	133	5.5%	123	5.1%
-20% to -29%	75	3.1%	224	9.3%
-30% to -39%	45	1.9%	427	17.8%
-40% to -49%	29	1.2%	429	17.8%
-50% to -59%	16	0.7%	278	11.6%
-60% to -69%	17	0.7%	141	5.9%
-70% to -79%	15	0.6%	91	3.8%
-80% to -89%	13	0.5%	72	3.0%
-90% to -99%	4	0.2%	48	2.0%
-100%	77	3.2%	211	8.8%
Total	**2,404**	**100.0%**	**2,404**	**100.0%**

88.6% of homeowners saw lower tax bills in 2010 than in 2007.

56.6% of homeowners saw tax increases of between 1% and 9% from 2009 to 2010.

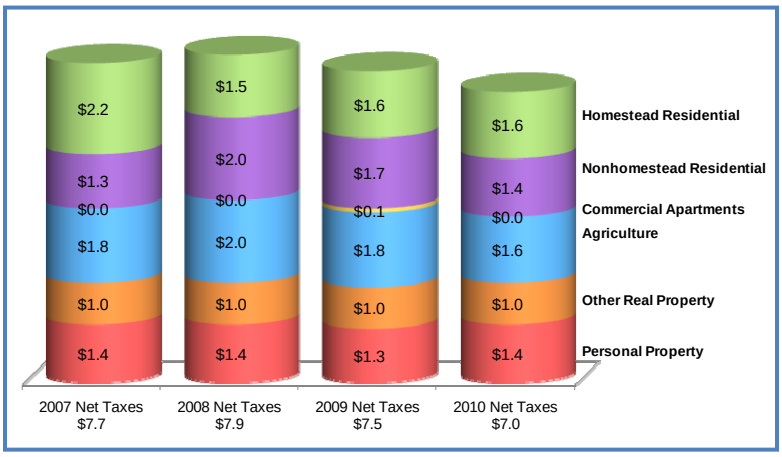
The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Note: Percentages may not total due to rounding.

Crawford County Overview

The decline in Crawford County homeowner tax bills was similar to the state average. Property tax levies increased 3.6% in Crawford County in 2010, slightly more than the state average increase of 2.4%. The largest increases were in the county emergency services levy and in several Crawford School Corporation levies. Crawford homeowners benefitted about the same from the one percent property tax cap as did homeowners in the average county. Crawford County's tax rates are higher than average, which would make more homeowners eligible for tax cap credits, but Crawford County's home values are lower than average, which reduces eligibility. Crawford County does not provide local homestead credits.

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



Net tax bills for all taxpayers decreased 6.6% in Crawford County from 2009 to 2010. This was larger than the statewide reduction of 1.4%. In 2010 apartment owners saw a 32.4% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw an 18.9% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 0.2% and 2.1% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Crawford County property tax levies. Commercial and industrial

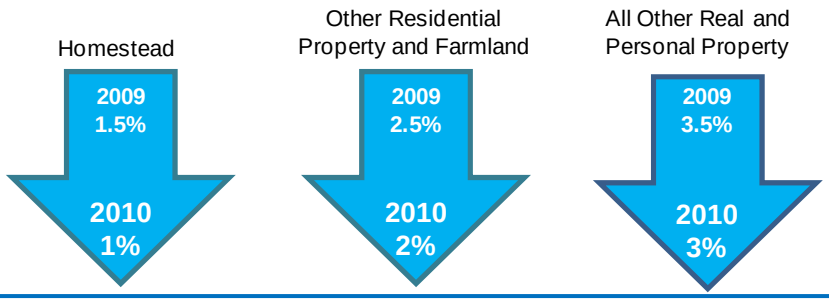
property did not benefit very much from the tightened tax caps because Crawford County's tax rates were generally not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 12.7% decrease in tax payments in 2010 because of the 2% cap on farmland taxes, which offset the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Crawford County in 2010 amounted to 12% of the total property tax levy. The statewide average was 6.3%. The larger percentage loss in the county was mainly because all district tax rates in Crawford County exceeded $2 making virtually all non-homestead residential property and farmland eligible for circuit breaker credits. Few commercial or industrial properties in the 3% tax cap category qualified for credits, because the tax rate exceeded $3 in only 3 of 16 taxing districts. Some Crawford County tax rates and home values were high enough to qualify a portion of homesteads for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Crawford County Total $967,247

1%	2%	3%	Elderly
$101,583	$790,589	$71,744	$3,331
10.5%	81.7%	7.4%	0.3%

Crawford County and the Crawford County Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Milltown lost the most, at 28.4%. With few exceptions, losses were spread fairly evenly over all taxing units in the county.

The Effects of Recession

In Crawford County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 6.7% in December 2007 to 11.0% in July 2009. Job losses and income declines contributed to a 4% drop in local income tax revenue. Local income tax revenue used for property tax relief declined slightly in Crawford County in 2010.

Crawford County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	219,527,000	220,799,400	0.6%
Other Residential	60,933,000	60,390,400	-0.9%
Ag Business/Land	67,414,900	67,662,300	0.4%
Business Real/Personal	100,645,230	101,415,420	0.8%
Total	**$448,520,130**	**$450,267,520**	**0.4%**

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

In Crawford County, the gross assessed value of business real and personal property increased 0.8% in 2010, and total gross assessed value in Crawford County rose 0.4%. This was lower than the state average increase of 0.6%.

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

Crawford County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*9,820,151*	*10,798,416*	*7,546,871*	*7,820,807*	*10.0%*	*-30.1%*	*3.6%*
State Unit	6,636	7,656	0	0	15.4%	-100.0%	
Crawford County	3,811,404	3,911,028	2,664,276	2,748,506	2.6%	-31.9%	3.2%
Boone Township	6,022	6,062	6,472	6,627	0.7%	6.8%	2.4%
Jennings Township	30,086	30,539	27,966	31,591	1.5%	-8.4%	13.0%
Johnson Township	2,390	2,472	2,437	2,602	3.4%	-1.4%	6.8%
Liberty Township	12,752	12,711	12,664	13,400	-0.3%	-0.4%	5.8%
Ohio Township	9,937	10,127	10,684	11,021	1.9%	5.5%	3.2%
Patoka Township	14,593	14,690	15,773	16,257	0.7%	7.4%	3.1%
Sterling Township	14,600	15,120	15,891	16,368	3.6%	5.1%	3.0%
Union Township	6,398	6,628	6,764	7,100	3.6%	2.1%	5.0%
Whiskey Run Township	11,140	11,515	11,029	11,965	3.4%	-4.2%	8.5%
Alton Civil Town	0	0	0	0			
English Civil Town	70,889	73,165	75,169	77,701	3.2%	2.7%	3.4%
Leavenworth Civil Town	18,984	18,754	20,287	20,935	-1.2%	8.2%	3.2%
Marengo Civil Town	50,692	52,374	54,658	56,139	3.3%	4.4%	2.7%
Milltown Civil Town	47,907	51,703	53,968	58,097	7.9%	4.4%	7.7%
Crawford County Community School Corp	5,155,140	5,997,976	3,976,899	4,133,663	16.3%	-33.7%	3.9%
Crawford County Public Library	122,762	133,026	138,932	143,511	8.4%	4.4%	3.3%
Marengo-Liberty Township Fire	50,388	52,278	54,719	56,489	3.8%	4.7%	3.2%
English Fire	154,253	148,760	150,706	156,189	-3.6%	1.3%	3.6%
Whiskey Run Fire Protection Dist	69,173	80,414	78,620	74,086	16.3%	-2.2%	-5.8%
Crawford County Solid Waste Mgt Dist	154,005	161,418	168,957	178,560	4.8%	4.7%	5.7%
Crawford County Redevelopment Comm	0	0	0	0			

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
13001	Boone Township	2.7414	--	4.2629%	--	--	--	--	--	2.6245
13002	Alton Town	2.7414	--	4.2629%	--	--	--	--	--	2.6245
13003	Jennings Township	2.6927	--	4.2629%	--	--	--	--	--	2.5779
13004	Leavenworth Town	2.8429	--	4.2629%	--	--	--	--	--	2.7217
13005	Johnson Township	2.6368	--	4.2629%	--	--	--	--	--	2.5244
13006	Liberty Township	2.8112	--	4.2629%	--	--	--	--	--	2.6914
13007	Marengo Town	3.2690	--	4.2629%	--	--	--	--	--	3.1296
13008	Ohio Township	2.6476	--	4.2629%	--	--	--	--	--	2.5347
13009	Patoka Township	2.7659	--	4.2629%	--	--	--	--	--	2.6480
13010	Sterling Township	2.7826	--	4.2629%	--	--	--	--	--	2.6640
13011	English Town	3.4530	--	4.2629%	--	--	--	--	--	3.3058
13012	Union Township	2.7860	--	4.2629%	--	--	--	--	--	2.6672
13013	Whiskey Run Township	2.8427	--	4.2629%	--	--	--	--	--	2.7215
13014	Milltown Town	3.9091	--	4.2629%	--	--	--	--	--	3.7425
13015	Carefree Town	2.6927	--	4.2629%	--	--	--	--	--	2.5779
13016	Johnson Township-English Fire	2.7659	--	4.2629%	--	--	--	--	--	2.6480

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Crawford County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*101,583*	*790,589*	*71,744*	*3,331*	*967,247*	*7,820,807*	*12.4%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*208,344*	*0.0%*
County Total	*101,583*	*790,589*	*71,744*	*3,331*	*967,247*	*8,029,151*	*12.0%*
Crawford County	35,179	276,881	20,358	1,127	333,545	2,748,506	12.1%
Boone Township	4	889	0	4	896	6,627	13.5%
Jennings Township	449	2,395	0	4	2,848	31,591	9.0%
Johnson Township	7	274	0	1	282	2,602	10.9%
Liberty Township	270	1,144	218	11	1,643	13,400	12.3%
Ohio Township	71	752	0	1	825	11,021	7.5%
Patoka Township	142	2,174	0	9	2,326	16,257	14.3%
Sterling Township	114	1,463	429	3	2,010	16,368	12.3%
Union Township	59	867	0	3	930	7,100	13.1%
Whiskey Run Township	358	1,237	156	7	1,758	11,965	14.7%
Alton Civil Town	0	0	0	0	0	0	
English Civil Town	831	5,329	6,668	41	12,870	77,701	16.6%
Leavenworth Civil Town	79	2,799	0	6	2,883	20,935	13.8%
Marengo Civil Town	481	5,648	2,596	50	8,775	56,139	15.6%
Milltown Civil Town	1,931	9,320	5,145	85	16,480	58,097	28.4%
Crawford County Community School Corp	52,908	416,419	30,618	1,695	501,640	4,133,663	12.1%
Crawford County Public Library	1,837	14,457	1,063	59	17,416	143,511	12.1%
Marengo-Liberty Township Fire	1,138	4,824	920	46	6,928	56,489	12.3%
English Fire	1,220	18,070	1,284	66	20,640	156,189	13.2%
Whiskey Run Fire Protection Dist	2,219	7,659	965	41	10,883	74,086	14.7%
Crawford County Solid Waste Mgt Dist	2,285	17,988	1,323	73	21,669	178,560	12.1%
Crawford County Redevelopment Comm	0	0	0	0	0	0	
TIF - Jennings Township	0	0	0	0	0	208,344	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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

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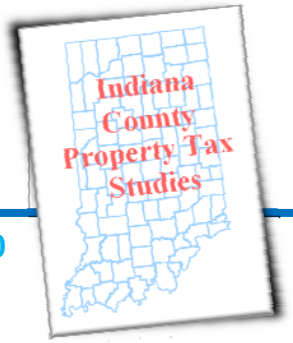
2010 Property Tax Report
Daviess County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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The average homeowner saw a 1.1% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 23.3% lower than they were in 2007, before the property tax reforms.

84.7% of homeowners saw lower tax bills in 2010 than in 2007.

71.3% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

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

Comparable Homestead Property Tax Changes in Daviess County

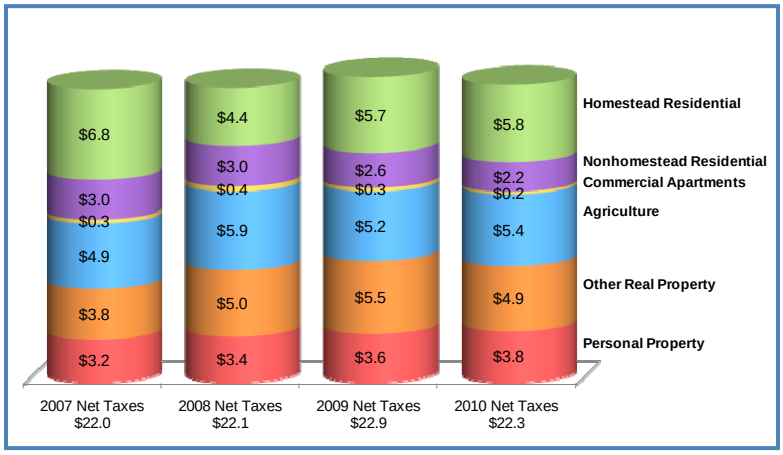
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	5,280	75.1%	984	14.0%
No Change	421	6.0%	93	1.3%
Lower Tax Bill	1,325	18.9%	5,949	84.7%
Average Change in Tax Bill	**-1.1%**		**-23.3%**	
Detailed Change in Tax Bill				
20% or More	265	3.8%	719	10.2%
10% to 19%	607	8.6%	115	1.6%
1% to 9%	4,408	62.7%	150	2.1%
0%	421	6.0%	93	1.3%
-1% to -9%	712	10.1%	288	4.1%
-10% to -19%	247	3.5%	734	10.4%
-20% to -29%	187	2.7%	1,376	19.6%
-30% to -39%	106	1.5%	1,450	20.6%
-40% to -49%	9	0.1%	908	12.9%
-50% to -59%	14	0.2%	391	5.6%
-60% to -69%	6	0.1%	181	2.6%
-70% to -79%	9	0.1%	123	1.8%
-80% to -89%	4	0.1%	100	1.4%
-90% to -99%	6	0.1%	63	0.9%
-100%	25	0.4%	335	4.8%
Total	**7,026**	**100.0%**	**7,026**	**100.0%**

Note: Percentages may not total due to rounding.

Daviess County Overview

The decline in homeowner tax bills was just under the state average of 2.1%. Property tax levies increased 2.3% in Daviess County in 2010, similar to the state average increase of 2.4%. The largest levy increases were for the county general fund, the Washington City general fund, and the Washington Community School Corporation debt service and pension debt funds. Daviess County homeowners benefitted about the same from the one percent property tax cap as did homeowners in the average county. The county saw a small decrease in local homestead property tax credit rates in 2010.

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



Net tax bills for all taxpayers decreased 2.7% in Daviess County from 2009 to 2010. This was larger than the statewide reduction of 1.4%. In 2010 apartment owners saw a 22.5% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 15.8% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 10.8% decrease and 5.1% increase, respectively, in tax bills in 2010. This was mainly caused by tightened tax caps along with an overall decrease in commercial and industrial real property assessments and an increase in personal property assessments. Agricultural business

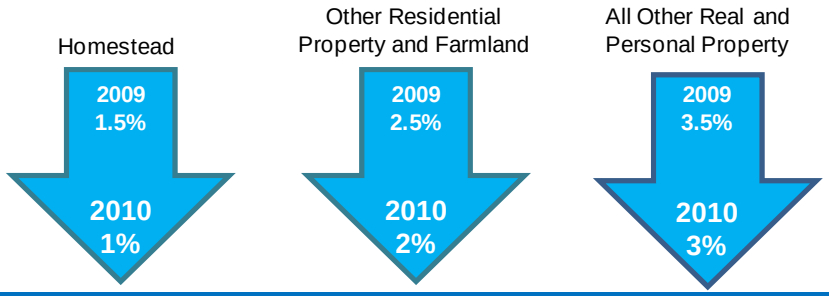
property saw a 4.2% increase in tax payments in 2010 mainly because of the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Daviess County in 2010 amounted to 10.3% of the total property tax levy. The statewide average was 6.3%. The larger percentage loss in the county was partly due to the concentration of eligible property and relatively high tax rate in Washington City. Commercial and industrial property located only within Washington City benefitted from the tightened tax caps because other Daviess County's tax rates were under $3 and not high enough for this type of property to qualify for tax cap credits. Tax rates and home values were high enough, mostly within Washington City, for homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Daviess County Total $2,679,883

1%	2%	3%	Elderly
$394,565	$1,469,235	$799,666	$16,418
14.7%	54.8%	29.8%	0.6%

Daviess County, Washington City, and the Washington Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, Washington City and the Washington-Carnegie Public Library lost the most, at 28.5% each. Losses were greatest for units that overlapped Washington City because this tax district had the highest tax rates.

The Effects of Recession

In Daviess County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 2.9% in December 2007 to 5.8% in July 2009. Local income tax revenue grew by 2.7%.

Daviess County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	832,513,213	842,098,743	1.2%
Other Residential	107,462,429	107,192,729	-0.3%
Ag Business/Land	269,542,634	281,093,677	4.3%
Business Real/Personal	472,712,537	466,799,384	-1.3%
Total	**$1,682,230,813**	**$1,697,184,533**	**0.9%**

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

In Daviess County, the gross assessed value of business real and personal property fell 1.3% in 2010, and total gross assessed value in Daviess County rose 0.9%. This was higher than the state average increase of 0.6%.

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

Daviess County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*29,547,322*	*32,385,071*	*24,067,079*	*24,624,439*	*9.6%*	*-25.7%*	*2.3%*
State Unit	25,602	27,885	0	0	8.9%	-100.0%	
Daviess County	9,145,403	9,725,088	8,657,987	8,888,109	6.3%	-11.0%	2.7%
Barr Township	49,144	50,872	51,547	53,976	3.5%	1.3%	4.7%
Bogard Township	21,860	22,543	23,304	23,896	3.1%	3.4%	2.5%
Elmore Township	25,846	26,056	27,120	27,275	0.8%	4.1%	0.6%
Harrison Township	3,457	3,592	3,705	3,771	3.9%	3.1%	1.8%
Madison Township	48,695	50,652	52,955	53,867	4.0%	4.5%	1.7%
Reeve Township	11,989	12,732	13,389	13,785	6.2%	5.2%	3.0%
Steele Township	23,713	31,921	33,278	34,074	34.6%	4.3%	2.4%
Van Buren Township	21,230	21,819	22,514	23,096	2.8%	3.2%	2.6%
Veale Township	23,267	24,305	24,821	25,402	4.5%	2.1%	2.3%
Washington Township	215,237	221,180	222,458	213,294	2.8%	0.6%	-4.1%
Washington Civil City	3,457,291	3,559,318	3,441,148	3,666,307	3.0%	-3.3%	6.5%
Alfordsville Civil Town	4,268	5,312	5,460	5,583	24.5%	2.8%	2.3%
Cannelburg Civil Town	9,090	9,472	8,693	9,702	4.2%	-8.2%	11.6%
Elnora Civil Town	71,613	76,734	77,372	77,724	7.2%	0.8%	0.5%
Montgomery Civil Town	48,435	51,497	52,688	53,998	6.3%	2.3%	2.5%
Odon Civil Town	159,044	168,934	171,074	173,758	6.2%	1.3%	1.6%
Plainville Civil Town	50,758	54,527	56,023	57,324	7.4%	2.7%	2.3%
Barr-Reeve Community School Corp	3,051,338	3,416,871	1,741,854	1,757,777	12.0%	-49.0%	0.9%
North Daviess County School Corp	4,662,709	5,258,582	3,119,001	3,129,983	12.8%	-40.7%	0.4%
Washington Community School Corp	7,481,162	8,549,461	5,249,250	5,399,177	14.3%	-38.6%	2.9%
Odon-Winkelpleck Public Library	28,174	29,515	30,140	30,825	4.8%	2.1%	2.3%
Washington Carnegie Public Library	481,679	504,496	495,534	505,468	4.7%	-1.8%	2.0%
Veale Fire Dist	21,850	56,282	41,483	44,693	157.6%	-26.3%	7.7%
Southeast Daviess Fire Protection Dist	66,303	71,046	73,033	74,176	7.2%	2.8%	1.6%
Daviess County Solid Waste Dist	338,165	354,379	371,248	277,399	4.8%	4.8%	-25.3%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
14001	Barr Township	1.7040	--	4.1330%	--	20.7188%	--	--	--	1.2805
14002	Cannelburg Town	2.0366	--	4.1330%	--	--	--	--	--	1.9524
14003	Montgomery Town	2.3039	--	4.1330%	--	39.4706%	--	--	--	1.2993
14004	Bogard Township	1.9151	--	4.1330%	--	21.0220%	--	--	--	1.4334
14005	Elmore Township	1.9403	--	4.1330%	--	54.3814%	--	--	--	0.8049
14006	Elnora Town	2.9700	--	4.1330%	--	28.8530%	--	--	--	1.9903
14007	Harrison Township	2.1263	--	4.1330%	--	8.1013%	--	--	--	1.8662
14008	Madison Township	1.9952	--	4.1330%	--	15.6243%	--	--	--	1.6010
14009	Odon Town	2.6520	--	4.1330%	--	14.6160%	--	--	--	2.1548
14010	Reeve Township	1.8375	--	4.1330%	--	29.5022%	--	--	--	1.2195
14011	Alfordsville Town	2.3089	--	4.1330%	--	--	--	--	--	2.2135
14012	Steele Township	1.9415	--	4.1330%	--	13.8393%	--	--	--	1.5926
14013	Plainville Town	2.7157	--	4.1330%	--	49.1750%	--	--	--	1.2680
14014	Van Buren Township	1.9009	--	4.1330%	--	65.0051%	--	--	--	0.5867
14015	Veale Township	2.1750	--	4.1330%	--	3.0154%	--	--	--	2.0195
14016	Washington Township	2.0597	--	4.1330%	--	34.8618%	--	--	--	1.2565
14017	Washington City	3.8385	--	4.1330%	--	9.4730%	--	--	--	3.3162

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Daviess County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*394,565*	*1,467,688*	*795,706*	*16,418*	*2,674,377*	*24,624,439*	*10.9%*
TIF Total	*0*	*1,547*	*3,959*	*0*	*5,506*	*1,422,525*	*0.4%*
County Total	*394,565*	*1,469,235*	*799,666*	*16,418*	*2,679,883*	*26,046,964*	*10.3%*
Daviess County	89,552	348,982	178,669	4,529	621,732	8,888,109	7.0%
Barr Township	25	20	0	3	49	53,976	0.1%
Bogard Township	0	0	0	8	8	23,896	0.0%
Elmore Township	2	141	0	1	144	27,275	0.5%
Harrison Township	3	114	0	1	117	3,771	3.1%
Madison Township	22	426	0	36	484	53,867	0.9%
Reeve Township	0	18	0	2	20	13,785	0.1%
Steele Township	0	245	0	1	246	34,074	0.7%
Van Buren Township	0	0	0	2	2	23,096	0.0%
Veale Township	56	696	0	1	753	25,402	3.0%
Washington Township	3,593	13,155	7,338	186	24,272	213,294	11.4%
Washington Civil City	161,601	549,630	330,036	5,036	1,046,304	3,666,307	28.5%
Alfordsville Civil Town	0	204	0	17	221	5,583	4.0%
Cannelburg Civil Town	0	36	0	3	39	9,702	0.4%
Elnora Civil Town	131	7,496	0	0	7,627	77,724	9.8%
Montgomery Civil Town	0	834	0	10	845	53,998	1.6%
Odon Civil Town	133	9,846	0	58	10,037	173,758	5.8%
Plainville Civil Town	0	3,444	0	8	3,452	57,324	6.0%
Barr-Reeve Community School Corp	682	1,486	0	138	2,307	1,757,777	0.1%
North Daviess County School Corp	499	24,829	0	753	26,081	3,129,983	0.8%
Washington Community School Corp	113,055	416,587	228,585	4,757	762,984	5,399,177	14.1%
Odon-Winkelpleck Public Library	15	534	0	19	568	30,825	1.8%
Washington Carnegie Public Library	22,280	75,777	45,502	694	144,252	505,468	28.5%
Veale Fire Dist	98	1,225	0	3	1,325	44,693	3.0%
Southeast Daviess Fire Protection Dist	23	1,072	0	11	1,106	74,176	1.5%
Daviess County Solid Waste Dist	2,795	10,892	5,576	141	19,404	277,399	7.0%
TIF - Madison Township	0	0	0	0	0	74,349	0.0%
TIF - Washington Township	0	172	0	0	172	1,332,449	0.0%
TIF - Washington City	0	1,375	3,959	0	5,335	15,727	33.9%

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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Dearborn County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Dearborn County

The average homeowner saw a 7.5% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 17.7% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	9,429	78.7%	2,732	22.8%
No Change	46	0.4%	14	0.1%
Lower Tax Bill	2,500	20.9%	9,229	77.1%
Average Change in Tax Bill	**7.5%**		**-17.7%**	
Detailed Change in Tax Bill				
20% or More	2,794	23.3%	991	8.3%
10% to 19%	5,633	47.0%	676	5.6%
1% to 9%	1,002	8.4%	1,065	8.9%
0%	46	0.4%	14	0.1%
-1% to -9%	1,160	9.7%	1,635	13.7%
-10% to -19%	1,144	9.6%	2,552	21.3%
-20% to -29%	115	1.0%	2,770	23.1%
-30% to -39%	37	0.3%	1,458	12.2%
-40% to -49%	12	0.1%	509	4.3%
-50% to -59%	9	0.1%	120	1.0%
-60% to -69%	7	0.1%	72	0.6%
-70% to -79%	4	0.0%	38	0.3%
-80% to -89%	4	0.0%	23	0.2%
-90% to -99%	2	0.0%	18	0.2%
-100%	6	0.1%	34	0.3%
Total	**11,975**	**100.0%**	**11,975**	**100.0%**

Note: Percentages may not total due to rounding.

77.1% of homeowners saw lower tax bills in 2010 than in 2007.

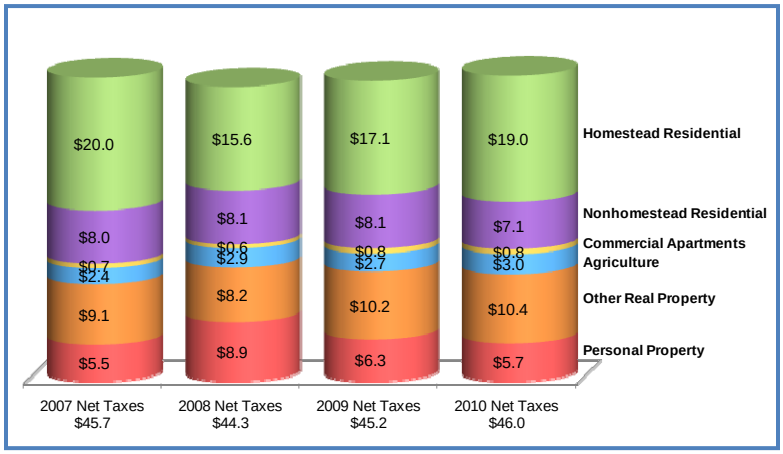
70.3% of homeowners saw tax increases of 10% or more from 2009 to 2010.

The largest percentage of homeowners have seen between a 10% and 29% decrease in their tax bills from 2007 to 2010.

Dearborn County Overview

The much larger-than-average increase in homeowner tax bills was due to the fact that few Dearborn County homeowners were eligible for tax cap credits, compared to the state average. This was due to the relatively low tax rates in Dearborn County taxing districts. Property tax levies increased 0.9% in Dearborn County in 2010, less than the state average increase of 2.4%. Big levy increases in the Sunman-Dearborn School Corporation capital projects fund and the South Dearborn School Corporation debt service fund were offset by big decreases in the Lawrenceburg School Corporation general and debt service funds. Dearborn County does not provide local homestead credits.

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



Net tax bills for all taxpayers increased 1.7% in Dearborn County from 2009 to 2010. This was slightly larger than the statewide reduction of 1.4%. In 2010 apartment owners saw a 2.4% increase in tax bills. This increase was due mainly to higher tax rates in most of the county, partially offset by the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 12.4% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 1.7% increase and 10.2% decrease, respectively, in tax bills in 2010. This was mainly because of the increase in Dearborn County property tax rates and a large reduction in utility personal property assessments.

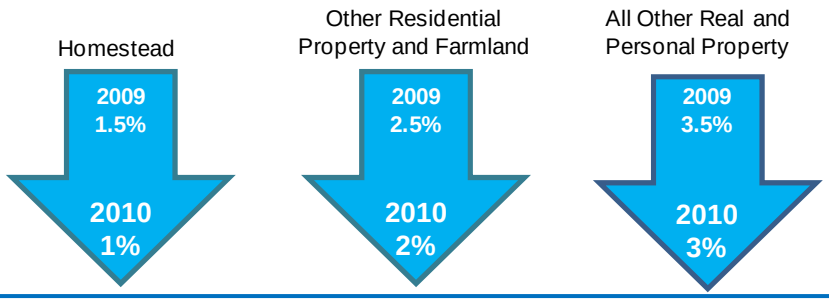
Commercial and industrial property did not benefit from the tightened tax caps because Dearborn County's tax rates were not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 9.2% increase in tax payments in 2010 because of the Dearborn County tax rate increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Dearborn County in 2010 amounted to 1.4% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to Dearborn County's below average tax rates. There were no tax rates above $3, so there were no commercial or industrial properties in the 3% tax cap category that qualified for credits. Neither Dearborn County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Dearborn County Total $636,873

1%	2%	3%	Elderly
$211,982	$424,193	$0	$697
33.3%	66.6%	0.0%	0.1%

Dearborn County and the South Dearborn Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the City of Aurora lost the most, at 7.6%. Losses were greatest for units that overlapped the municipalities of Lawrenceburg, Aurora, Dillsboro, Greendale, Moores Hill, and West Harrison because these tax districts had the highest tax rates.

The Effects of Recession

In Dearborn County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.2% in December 2007 to 10.1% in July 2009. Job losses and income declines contributed to a 1.1% drop in local income tax revenue.

Dearborn County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	2,368,724,200	2,379,620,900	0.5%
Other Residential	370,867,200	374,888,260	1.1%
Ag Business/Land	164,392,300	164,996,600	0.4%
Business Real/Personal	1,083,496,650	936,303,510	-13.6%
Total	**$3,987,480,350**	**$3,855,809,270**	**-3.3%**

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

In Dearborn County, the gross assessed value of business real and personal property fell 13.6% in 2010, mainly due to a drop in utility assessments. Other assessment categories increased, and total gross assessed value in Dearborn County fell 3.3%. This was lower than the state average increase of 0.6%.

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

Dearborn County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*60,506,963*	*63,144,154*	*45,058,695*	*45,457,349*	*4.4%*	*-28.6%*	*0.9%*
State Unit	66,697	70,794	0	0	6.1%	-100.0%	
Dearborn County	10,288,026	12,542,445	9,047,976	9,396,247	21.9%	-27.9%	3.8%
Caesar Creek Township	8,256	8,439	8,776	9,228	2.2%	4.0%	5.2%
Center Township	31,601	28,299	33,899	35,089	-10.4%	19.8%	3.5%
Clay Township	51,578	48,702	13,661	58,912	-5.6%	-71.9%	331.2%
Harrison Township	57,066	53,458	63,178	65,473	-6.3%	18.2%	3.6%
Hogan Township	31,091	30,137	34,368	35,682	-3.1%	14.0%	3.8%
Jackson Township	17,244	17,544	21,159	21,942	1.7%	20.6%	3.7%
Kelso Township	14,123	13,009	15,092	16,200	-7.9%	16.0%	7.3%
Lawrenceburg Township	54,393	53,579	59,944	62,586	-1.5%	11.9%	4.4%
Logan Township	56,887	48,465	63,491	65,900	-14.8%	31.0%	3.8%
Manchester Township	104,444	96,148	113,804	118,714	-7.9%	18.4%	4.3%
Miller Township	119,702	106,331	130,843	135,579	-11.2%	23.1%	3.6%
Sparta Township	40,286	36,122	39,851	40,662	-10.3%	10.3%	2.0%
Washington Township	31,928	30,417	32,846	36,639	-4.7%	8.0%	11.5%
York Township	19,182	18,802	21,026	22,236	-2.0%	11.8%	5.8%
Lawrenceburg Civil City	4,460,324	5,352,985	5,265,374	5,001,174	20.0%	-1.6%	-5.0%
Aurora Civil City	1,045,962	974,389	1,085,117	1,123,994	-6.8%	11.4%	3.6%
Dillsboro Civil Town	149,196	140,518	162,254	168,424	-5.8%	15.5%	3.8%
Greendale Civil Town	1,959,627	1,809,405	2,092,455	2,169,719	-7.7%	15.6%	3.7%
Moores Hill Civil Town	32,817	25,069	36,888	38,286	-23.6%	47.1%	3.8%
St. Leon Civil Town	664	625	1,521	1,551	-5.9%	143.4%	2.0%
West Harrison Civil Town	65,999	62,954	77,679	84,806	-4.6%	23.4%	9.2%
Sunman-Dearborn Community School Corp	17,886,122	16,238,128	11,108,139	11,948,890	-9.2%	-31.6%	7.6%
South Dearborn Community School Corp	9,046,982	10,860,630	6,377,345	7,727,714	20.0%	-41.3%	21.2%
Lawrenceburg Community School Corp	12,290,189	11,807,260	6,419,703	4,655,582	-3.9%	-45.6%	-27.5%
Aurora Public Library	701,114	599,277	749,625	776,803	-14.5%	25.1%	3.6%
Lawrenceburg Public Lib	1,344,882	1,523,418	1,419,271	1,054,693	13.3%	-6.8%	-25.7%
Dearborn County Mgt Dist	511,344	519,160	563,410	584,624	1.5%	8.5%	3.8%
Greendale Redevelopment Comm	19,237	27,645	0	0	43.7%	-100.0%	

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
15001	Caesar Creek Township	1.9093	--	3.0510%	--	--	--	--	--	1.8510
15002	Center Township	1.8751	--	3.0510%	--	--	--	--	--	1.8179
15003	Aurora City-Center Township	2.6384	--	3.0510%	--	--	--	--	--	2.5579
15004	Clay Township	1.9254	--	3.0510%	--	--	--	--	--	1.8667
15005	Dillsboro Town	2.3084	--	3.0510%	--	--	--	--	--	2.2380
15006	Harrison Township	1.7555	--	3.0510%	--	--	--	--	--	1.7019
15007	West Harrison Town	2.4410	--	3.0510%	--	--	--	--	--	2.3665
15008	Hogan Township	1.9255	--	3.0510%	--	--	--	--	--	1.8668
15009	Jackson Township	1.7423	--	3.0510%	--	--	--	--	--	1.6891
15010	Kelso Township	1.7333	--	3.0510%	--	--	--	--	--	1.6804
15011	St Leon Town	1.7253	--	3.0510%	--	--	--	--	--	1.6727
15012	Lawrenceburg Township	1.1229	--	3.0510%	--	--	--	--	--	1.0886
15013	Lawrenceburg City-A	2.1525	--	3.0510%	--	--	--	--	--	2.0868
15015	Aurora City-Lawrenceburg Twp	1.8807	--	3.0510%	--	--	--	--	--	1.8233
15016	Greendale Town-A	2.1972	--	3.0510%	--	--	--	--	--	2.1302
15018	Loagan Township	1.7607	--	3.0510%	--	--	--	--	--	1.7070
15019	Manchester Township	1.9407	--	3.0510%	--	--	--	--	--	1.8815
15020	Miller Township	1.7443	--	3.0510%	--	--	--	--	--	1.6911
15021	Sparta Township	1.8942	--	3.0510%	--	--	--	--	--	1.8364
15022	Moores Hill Town	2.1893	--	3.0510%	--	--	--	--	--	2.1225
15023	Washington Township	1.8909	--	3.0510%	--	--	--	--	--	1.8332
15024	York Township	1.7598	--	3.0510%	--	--	--	--	--	1.7061
15025	Greendale Town-B	2.1972	--	3.0510%	--	--	--	--	--	2.1302
15026	Lawrenceburg City-B	2.1525	--	3.0510%	--	--	--	--	--	2.0868

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Dearborn County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*211,776*	*422,708*	*0*	*697*	*635,182*	*45,457,349*	*1.4%*
TIF Total	*206*	*1,485*	*0*	*0*	*1,691*	*974,131*	*0.2%*
County Total	*211,982*	*424,193*	*0*	*697*	*636,873*	*46,431,480*	*1.4%*
Dearborn County	37,266	69,976	0	146	107,388	9,396,247	1.1%
Caesar Creek Township	0	0	0	14	15	9,228	0.2%
Center Township	316	942	0	0	1,259	35,089	3.6%
Clay Township	49	282	0	6	336	58,912	0.6%
Harrison Township	39	70	0	0	110	65,473	0.2%
Hogan Township	19	0	0	0	19	35,682	0.1%
Jackson Township	5	0	0	0	5	21,942	0.0%
Kelso Township	1	0	0	0	1	16,200	0.0%
Lawrenceburg Township	258	296	0	0	555	62,586	0.9%
Logan Township	0	0	0	0	0	65,900	0.0%
Manchester Township	259	0	0	0	259	118,714	0.2%
Miller Township	90	0	0	2	92	135,579	0.1%
Sparta Township	29	65	0	0	94	40,662	0.2%
Washington Township	10	0	0	0	10	36,639	0.0%
York Township	82	0	0	0	82	22,236	0.4%
Lawrenceburg Civil City	6,545	29,250	0	0	35,795	5,001,174	0.7%
Aurora Civil City	20,036	65,185	0	13	85,233	1,123,994	7.6%
Dillsboro Civil Town	468	8,904	0	0	9,372	168,424	5.6%
Greendale Civil Town	55,266	40,694	0	0	95,960	2,169,719	4.4%
Moores Hill Civil Town	26	1,182	0	0	1,208	38,286	3.2%
St. Leon Civil Town	0	0	0	0	0	1,551	0.0%
West Harrison Civil Town	0	3,324	0	0	3,324	84,806	3.9%
Sunman-Dearborn Community School Corp	7,176	5,730	0	98	13,003	11,948,890	0.1%
South Dearborn Community School Corp	39,927	135,843	0	367	176,137	7,727,714	2.3%
Lawrenceburg Community School Corp	33,830	38,784	0	0	72,614	4,655,582	1.6%
Aurora Public Library	4,013	13,655	0	37	17,706	776,803	2.3%
Lawrenceburg Public Lib	3,747	4,172	0	5	7,924	1,054,693	0.8%
Dearborn County Mgt Dist	2,319	4,354	0	9	6,682	584,624	1.1%
Greendale Redevelopment Comm	0	0	0	0	0	0	
TIF - St Leon-Harrison	0	0	0	0	0	2,591	0.0%
TIF - West Harrison	0	0	0	0	0	7,827	0.0%
TIF - St Leon -Kelso	0	0	0	0	0	12,604	0.0%
TIF - Greendale A	206	1,485	0	0	1,691	910,668	0.2%
TIF - West Aurora	0	0	0	0	0	40,441	0.0%
TIF - Greendale A Expanded	0	0	0	0	0	0	

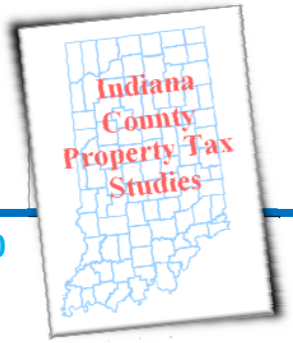
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Decatur County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Decatur County

The average homeowner saw a 31.6% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 24.1% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	5,717	96.1%	432	7.3%
No Change	38	0.6%	2	0.0%
Lower Tax Bill	194	3.3%	5,515	92.7%
Average Change in Tax Bill	**31.6%**		**-24.1%**	
Detailed Change in Tax Bill				
20% or More	3,371	56.7%	132	2.2%
10% to 19%	820	13.8%	113	1.9%
1% to 9%	1,526	25.7%	187	3.1%
0%	38	0.6%	2	0.0%
-1% to -9%	73	1.2%	621	10.4%
-10% to -19%	71	1.2%	890	15.0%
-20% to -29%	20	0.3%	996	16.7%
-30% to -39%	5	0.1%	1,222	20.5%
-40% to -49%	8	0.1%	1,043	17.5%
-50% to -59%	5	0.1%	452	7.6%
-60% to -69%	3	0.1%	135	2.3%
-70% to -79%	4	0.1%	73	1.2%
-80% to -89%	1	0.0%	31	0.5%
-90% to -99%	0	0.0%	16	0.3%
-100%	4	0.1%	36	0.6%
Total	**5,949**	**100.0%**	**5,949**	**100.0%**

Note: Percentages may not total due to rounding.

92.7% of homeowners saw lower tax bills in 2010 than in 2007.

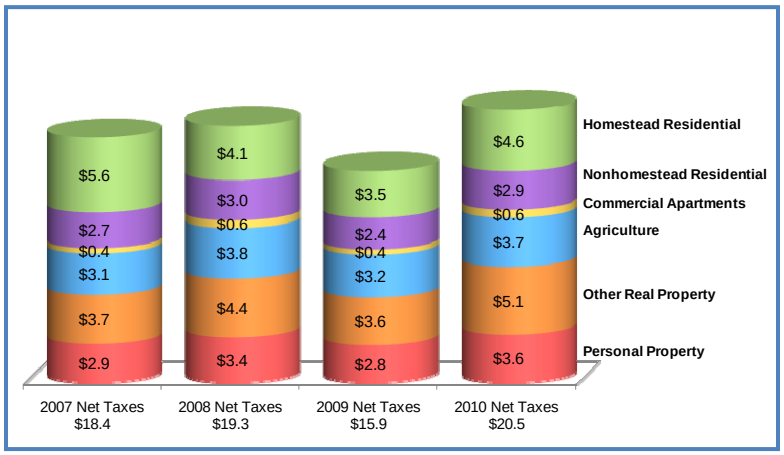
56.7% of homeowners saw tax increases of 20% or more from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Decatur County Overview

The much larger-than-average increase in homeowner tax bills was the result of a much larger-than-average increase in property tax levies. Property tax levies increased 28.7% in Decatur County in 2010, compared to the state average increase of 2.4%. This was due to increases in the county general and parks fund levies, the Greensburg City general fund levy, and especially to several Greensburg Community School Corporation fund levies. Many taxing units had large balances in their levy excess funds that were used to temporarily reduce levies in 2009. While the 2010 levy increases seem large, they mostly restore these levies to normal levels. Decatur County homeowners benefitted less from the 1% property tax cap than did homeowners in the average county, primarily because Decatur County tax rates were too low for most homeowners to qualify for tax cap credits. Local homestead property tax credit rates fell slightly in Decatur County in 2010 due to a decline in the local income tax revenues that fund these credits.

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



Net tax bills for all taxpayers increased 28% in Decatur County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 41.6% increase in tax bills. This large increase was due mainly to the large tax rate increase in the Greensburg taxing districts. Likewise, residential property (mostly small rental residences) saw an 18.2% increase in tax bills. Other real and personal

property, mostly commercial and industrial land, buildings, and equipment, saw a 40.4% and 25.6% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Decatur County property tax levies. Commercial and industrial property did not benefit from the tightened tax caps because Decatur County's tax rates were not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 15% increase in tax payments in 2010 because of the Decatur County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010

Tax Cap Credits

Tax cap credits in Decatur County in 2010 amounted to 1.4% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to Decatur County's lower than average tax rates with only one district tax rate above $2. The 2% cap category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. No commercial or industrial properties in the 3% tax cap category qualified for credits because the highest Decatur County tax rate was less than $3. Neither Decatur County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Decatur County Total $298,506

1%	2%	3%	Elderly
$36,425	$231,806	$0	$30,275
12.2%	77.7%	0.0%	10.1%

Decatur County, Greensburg City, and the Greensburg Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, Greensburg City and the Greensburg Public Library lost the most, at 2.7% each. Losses were greatest for units that overlapped Greensburg City because these tax districts had the highest tax rates.

The Effects of Recession

In Decatur County the recession has had an effect on the economy; however, this effect was masked by projects that were begun before the recession. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.6% in December 2007 to 12.5% in July 2009. Job losses and income declines contributed to a 1.4% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Decatur County in 2010.

Decatur County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	839,257,320	862,139,910	2.7%
Other Residential	170,283,200	179,507,200	5.4%
Ag Business/Land	293,777,100	310,532,890	5.7%
Business Real/Personal	642,749,590	778,270,290	21.1%
Total	**$1,946,067,210**	**$2,130,450,290**	**9.5%**

Much new property was added to assessment roles due to large projects. The recession may have reduced some property values, which affected assessed values through annual trending. In Decatur County, the gross assessed value of business real and personal property increased 21.1% in 2010, primarily due to new investment. Other assessment categories increased, and total gross assessed value in Decatur County rose 9.5%. This was higher than the state average increase of 0.6%.

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

Decatur County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*26,170,507*	*28,773,386*	*15,719,243*	*20,226,906*	*9.9%*	*-45.4%*	*28.7%*
State Unit	30,576	31,907	0	0	4.4%	-100.0%	
Decatur County	5,761,104	6,511,609	4,340,290	4,979,462	13.0%	-33.3%	14.7%
Adams Township	28,219	30,034	31,879	32,402	6.4%	6.1%	1.6%
Clay Township	47,029	47,524	51,080	51,255	1.1%	7.5%	0.3%
Clinton Township	14,903	15,505	16,362	16,448	4.0%	5.5%	0.5%
Fugit Township	48,140	50,120	49,718	50,268	4.1%	-0.8%	1.1%
Jackson Township	33,972	35,024	37,037	37,166	3.1%	5.7%	0.3%
Marion Township	26,080	27,390	25,750	26,004	5.0%	-6.0%	1.0%
Saltcreek Township	25,026	25,958	27,390	27,571	3.7%	5.5%	0.7%
Sandcreek Township	129,144	138,333	142,071	143,741	7.1%	2.7%	1.2%
Washington Township	116,709	140,572	145,523	180,170	20.4%	3.5%	23.8%
Greensburg Civil City	3,163,206	3,333,838	2,704,491	3,807,943	5.4%	-18.9%	40.8%
Milford Civil Town	5,799	0	0	0	-100.0%		
Millhousen Civil Town	6,880	6,698	4,998	6,313	-2.6%	-25.4%	26.3%
New Point Civil Town	17,266	17,399	21,316	21,215	0.8%	22.5%	-0.5%
St. Paul Civil Town	8,414	35,396	36,285	38,444	320.7%	2.5%	6.0%
Westport Civil Town	161,462	162,916	176,727	175,986	0.9%	8.5%	-0.4%
Decatur County Community School Corp	7,069,043	7,318,294	3,278,710	3,574,561	3.5%	-55.2%	9.0%
Greensburg Community School Corp	8,629,985	9,905,670	3,897,961	6,065,382	14.8%	-60.6%	55.6%
Greensburg Public Library	425,061	462,278	247,996	530,173	8.8%	-46.4%	113.8%
Decatur County Contractual Library	182,999	193,742	208,371	208,830	5.9%	7.6%	0.2%
Decatur County Solid Waste Mgt Dist	229,323	232,652	222,820	253,572	1.5%	-4.2%	13.8%
Greensburg Redevelopment Comm	10,167	50,527	52,468	0	397.0%	3.8%	-100.0%

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
16001	Adams Township	1.1066	--	4.1461%	--	1.0380%	--	--	--	1.0492
16002	St Paul Town-Adams Township	1.4743	--	4.1461%	--	0.3672%	--	--	--	1.4078
16003	Clay Township	1.1199	--	4.1461%	--	5.3371%	--	--	--	1.0137
16005	Clinton Township	1.1050	--	4.1461%	--	2.2646%	--	--	--	1.0342
16006	Fugit Township	1.0964	--	4.1461%	--	1.0420%	--	--	--	1.0395
16007	Jackson Township	1.1186	--	4.1461%	--	4.5755%	--	--	--	1.0210
16008	Marion Township-South	1.0908	--	4.1461%	--	1.4532%	--	--	--	1.0297
16009	Marion Township North	1.4000	--	4.1461%	--	0.5090%	--	--	--	1.3348
16010	Millhousen Town-Marion Twp	1.2411	--	4.1461%	--	0.5680%	--	--	--	1.1826
16011	Saltcreek Township	1.1084	--	4.1461%	--	2.4905%	--	--	--	1.0348
16012	New Point Town	1.3886	--	4.1461%	--	16.6912%	--	--	--	1.0993
16013	Sandcreek Township	1.2553	--	4.1461%	--	2.8880%	--	--	--	1.1670
16014	Westport Town	1.7720	--	4.1461%	--	7.1329%	--	--	--	1.5721
16015	Washington Township	1.4730	--	4.1461%	--	31.6600%	--	--	--	0.9456
16016	Greensburg City	2.3026	--	4.1461%	--	6.1930%	--	--	--	2.0645
16017	Adams/Greensburg	1.9286	--	4.1461%	--	--	--	--	--	1.8486
16018	Clay-Greensburg	1.9359	--	4.1461%	--	--	--	--	--	1.8556

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Decatur County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*36,425*	*225,948*	*0*	*30,275*	*292,647*	*20,226,906*	*1.4%*
TIF Total	*0*	*5,859*	*0*	*0*	*5,859*	*1,136,082*	*0.5%*
County Total	*36,425*	*231,806*	*0*	*30,275*	*298,506*	*21,362,988*	*1.4%*
Decatur County	6,337	39,310	0	6,144	51,791	4,979,462	1.0%
Adams Township	0	0	0	9	9	32,402	0.0%
Clay Township	0	0	0	38	38	51,255	0.1%
Clinton Township	0	0	0	12	12	16,448	0.1%
Fugit Township	0	0	0	7	7	50,268	0.0%
Jackson Township	0	0	0	15	15	37,166	0.0%
Marion Township	0	0	0	31	31	26,004	0.1%
Saltcreek Township	0	0	0	13	13	27,571	0.0%
Sandcreek Township	0	0	0	81	81	143,741	0.1%
Washington Township	17	108	0	187	312	180,170	0.2%
Greensburg Civil City	13,324	82,652	0	8,497	104,474	3,807,943	2.7%
Millhousen Civil Town	0	0	0	6	6	6,313	0.1%
New Point Civil Town	0	0	0	54	54	21,215	0.3%
St. Paul Civil Town	0	0	0	38	38	38,444	0.1%
Westport Civil Town	0	0	0	265	265	175,986	0.2%
Decatur County Community School Corp	0	0	0	1,744	1,744	3,574,561	0.0%
Greensburg Community School Corp	14,568	90,365	0	11,498	116,431	6,065,382	1.9%
Greensburg Public Library	1,856	11,510	0	1,183	14,549	530,173	2.7%
Decatur County Contractual Library	0	0	0	139	139	208,830	0.1%
Decatur County Solid Waste Mgt Dist	323	2,002	0	313	2,637	253,572	1.0%
Greensburg Redevelopment Comm	0	0	0	0	0	0	
TIF - Honda EDA Washington	0	0	0	0	0	0	
TIF - SR 3 Exp Washington	0	0	0	0	0	88	0.0%
TIF - Honda EDA Greensburg	0	5,548	0	0	5,548	507,341	1.1%
TIF - SR 3 Exp Greensburg	0	126	0	0	126	126,089	0.1%
TIF - SR Development Original	0	184	0	0	184	502,283	0.0%
TIF - Honda EDA/Adams/Greensburg	0	0	0	0	0	281	0.0%
TIF - Honda EDA/Clay/Greensburg	0	0	0	0	0	0	

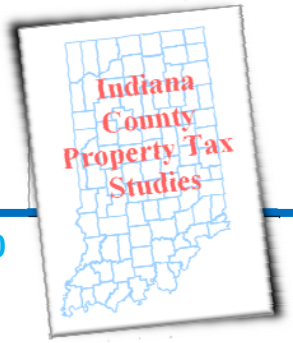
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
DeKalb County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in DeKalb County

The average homeowner saw a 9.6% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 34.1% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	9,013	91.3%	126	1.3%
No Change	64	0.6%	7	0.1%
Lower Tax Bill	794	8.0%	9,738	98.7%
Average Change in Tax Bill	**9.6%**		**-34.1%**	
Detailed Change in Tax Bill				
20% or More	512	5.2%	56	0.6%
10% to 19%	4,985	50.5%	29	0.3%
1% to 9%	3,516	35.6%	41	0.4%
0%	64	0.6%	7	0.1%
-1% to -9%	546	5.5%	156	1.6%
-10% to -19%	108	1.1%	940	9.5%
-20% to -29%	43	0.4%	2,546	25.8%
-30% to -39%	28	0.3%	2,330	23.6%
-40% to -49%	26	0.3%	1,587	16.1%
-50% to -59%	7	0.1%	1,184	12.0%
-60% to -69%	6	0.1%	610	6.2%
-70% to -79%	2	0.0%	216	2.2%
-80% to -89%	4	0.0%	63	0.6%
-90% to -99%	4	0.0%	35	0.4%
-100%	20	0.2%	71	0.7%
Total	**9,871**	**100.0%**	**9,871**	**100.0%**

Note: Percentages may not total due to rounding.

98.7% of homeowners saw lower tax bills in 2010 than in 2007.

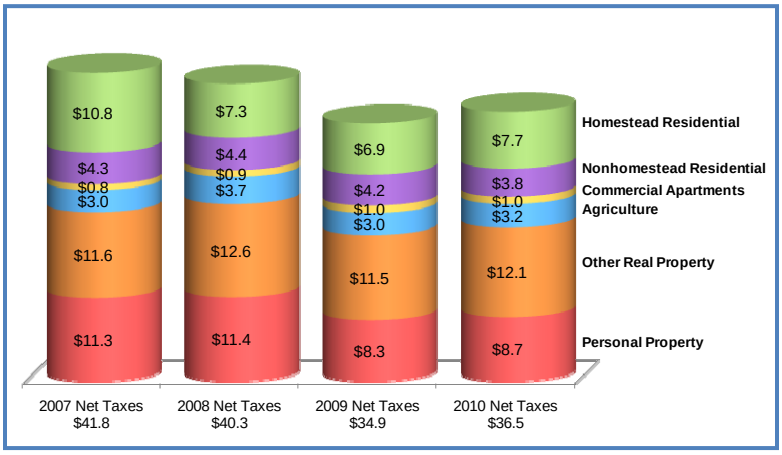
86.1% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

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

DeKalb County Overview

The larger-than-average increase in homeowner tax bills had a number of causes. Property tax levies increased 4.5% in DeKalb County in 2010, more than the state average increase of 2.4%. This was mainly due to increases in the county general fund levy, the Auburn City general fund levy, the DeKalb Eastern School Corporation debt service levy, and several levies of the DeKalb Central School Corporation. Local homestead property tax credit rates fell in DeKalb County in 2010 due to a decline in the local income tax revenues that fund these credits. DeKalb County tax rates were too low and local homestead credits were too high for any homeowners to be eligible for tax cap credits.

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



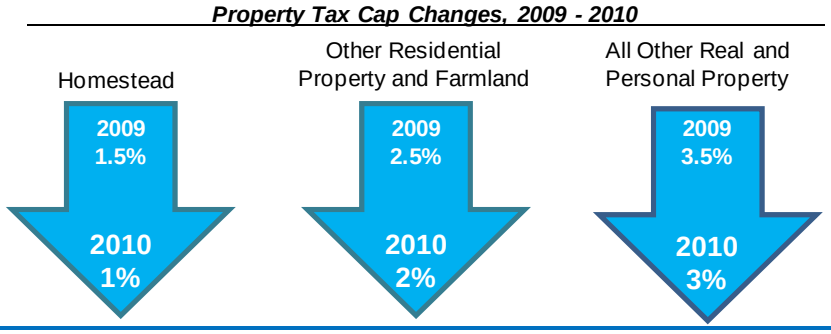
Net tax bills for all taxpayers increased 4.5% in DeKalb County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 0.3% increase in tax bills. One apartment parcel had a 135% increase. All others combined had a 9.7% decrease. The decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 10.2% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 5.1% and 5.7% increase, respectively, in tax bills in 2010. This was mainly because of the increase in DeKalb County property tax levies. Commercial and industrial property did not benefit very much from the

tightened tax caps because DeKalb County's tax rates were not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 5.2% increase in tax payments in 2010 because of the DeKalb County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in DeKalb County in 2010 amounted to 1.6% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to DeKalb County having lower than average tax rates and a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. Few commercial or industrial properties in the 3% tax cap category qualified for credits because the highest DeKalb County tax rate barely exceeded $3. Neither DeKalb County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
DeKalb County Total $609,930

1%	2%	3%	Elderly
$348	$582,512	$897	$26,174
0.1%	95.5%	0.2%	4.3%

DeKalb County, Auburn City, and the DeKalb County Central United School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the Town of Corunna lost the most, at 14%. Losses were greatest for units that overlapped the municipalities because these tax districts had the highest tax rates.

The Effects of Recession

In DeKalb County the recession has had a large effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.3% in December 2007 to 13.8% in July 2009. Job losses and income declines contributed to a 6.5% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in DeKalb County in 2010.

DeKalb County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,464,710,720	1,470,886,359	0.4%
Other Residential	197,369,000	204,542,675	3.6%
Ag Business/Land	237,855,400	247,294,756	4.0%
Business Real/Personal	1,330,419,395	1,346,172,895	1.2%
Total	**$3,230,354,515**	**$3,268,896,685**	**1.2%**

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

In DeKalb County, the gross assessed value of business real and personal property increased 1.2% in 2010. Other assessment categories increased, and total gross assessed value in DeKalb County rose 1.2%. This was higher than the state average increase of 0.6%.

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

DeKalb County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*49,005,906*	*52,192,597*	*35,776,593*	*37,384,548*	*6.5%*	*-31.5%*	*4.5%*
State Unit	48,062	49,998	0	0	4.0%	-100.0%	
DeKalb County	9,552,283	9,974,646	7,203,265	7,708,143	4.4%	-27.8%	7.0%
Butler Township	31,707	33,735	35,076	35,944	6.4%	4.0%	2.5%
Concord Township	31,526	23,722	24,290	24,615	-24.8%	2.4%	1.3%
Fairfield Township	85,740	75,294	71,328	34,538	-12.2%	-5.3%	-51.6%
Franklin Township	38,068	40,091	40,635	42,117	5.3%	1.4%	3.6%
Grant Township	70,301	72,156	73,137	74,197	2.6%	1.4%	1.4%
Jackson Township	70,998	75,655	72,506	74,510	6.6%	-4.2%	2.8%
Keyser Township	20,642	22,385	23,407	24,199	8.4%	4.6%	3.4%
Newville Township	13,132	13,730	14,199	14,746	4.6%	3.4%	3.9%
Richland Township	22,003	21,945	23,593	24,352	-0.3%	7.5%	3.2%
Smithfield Township	44,553	45,359	47,188	48,351	1.8%	4.0%	2.5%
Spencer Township	83,916	62,861	61,596	64,083	-25.1%	-2.0%	4.0%
Stafford Township	9,395	12,999	12,519	13,781	38.4%	-3.7%	10.1%
Troy Township	8,620	12,072	12,093	12,450	40.0%	0.2%	3.0%
Union Township	49,488	56,807	58,581	60,732	14.8%	3.1%	3.7%
Wilmington Township	95,642	96,995	80,084	102,638	1.4%	-17.4%	28.2%
Auburn Civil City	3,858,989	4,354,801	4,336,035	4,584,098	12.8%	-0.4%	5.7%
Garrett Civil City	1,426,896	1,413,051	1,460,256	1,504,755	-1.0%	3.3%	3.0%
Butler Civil City	1,015,966	920,658	1,078,218	951,754	-9.4%	17.1%	-11.7%
Altona Civil Town	19,560	21,778	22,075	19,097	11.3%	1.4%	-13.5%
Ashley Civil Town	366,042	374,744	402,516	393,509	2.4%	7.4%	-2.2%
Corunna Civil Town	62,692	65,938	67,831	70,723	5.2%	2.9%	4.3%
St. Joe Civil Town	35,109	73,453	73,836	77,607	109.2%	0.5%	5.1%
Waterloo Civil Town	638,183	650,191	779,625	705,995	1.9%	19.9%	-9.4%
Hamilton Civil Town	25,173	26,171	23,593	22,833	4.0%	-9.9%	-3.2%
DeKalb County Eastern Comm School Corp	7,030,130	7,856,931	4,567,651	5,212,692	11.8%	-41.9%	14.1%
Garrett-Keyser-Butler Comm School Corp	5,882,645	5,963,909	3,460,550	3,495,702	1.4%	-42.0%	1.0%
DeKalb County Central United School Corp	16,316,939	17,511,279	9,688,216	10,019,057	7.3%	-44.7%	3.4%
Hamilton Community School Corp	506,151	598,871	233,968	200,959	18.3%	-60.9%	-14.1%
Auburn-Eckhart Public Library	561,201	677,629	695,896	737,281	20.7%	2.7%	5.9%
Butler Carnegie Public Library	165,787	153,621	192,054	164,421	-7.3%	25.0%	-14.4%
Garrett Public Library	376,590	412,215	424,251	444,229	9.5%	2.9%	4.7%
Waterloo Public Library	171,037	178,950	201,407	192,195	4.6%	12.5%	-4.6%
Northeast Indiana Solid Waste Mgt Dist	196,252	206,243	215,118	228,245	5.1%	4.3%	6.1%
DeKalb County Redevelopment Comm	0	0	0	0			
Garrett City Redevelopment Comm	15,536	40,344	0	0	159.7%	-100.0%	
Auburn Redevelopment Comm	58,952	1,370	0	0	-97.7%	-100.0%	

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
17001	Butler Township	1.5493	--	4.3236%	--	20.2460%	--	--	--	1.1686
17002	Concord Township	1.1284	--	4.3236%	--	20.2460%	--	--	--	0.8512
17003	St Joe Town	1.9546	--	4.3236%	--	20.2460%	--	--	--	1.4744
17004	Fairfield Township	1.3985	--	4.3236%	--	20.2460%	--	--	--	1.0549
17005	Franklin Township	0.7870	--	4.3236%	--	20.2460%	--	--	--	0.5936
17006	Hamilton Town	1.1231	--	4.3236%	--	20.2460%	--	--	--	0.8472
17007	Grant Township	1.6114	--	4.3236%	--	20.2460%	--	--	--	1.2155
17008	Waterloo Town-Grant Township	2.7368	--	4.3236%	--	20.2460%	--	--	--	2.0644
17009	Jackson Township	1.3906	--	4.3236%	--	20.2460%	--	--	--	1.0489
17010	Auburn City-Jackson Township	2.2815	--	4.3236%	--	20.2460%	--	--	--	1.7209
17011	Keyser Township	1.5281	--	4.3236%	--	20.2460%	--	--	--	1.1527
17012	Auburn City-Keyser Township	2.2937	--	4.3236%	--	20.2460%	--	--	--	1.7301
17013	Garrett City	2.3458	--	4.3236%	--	20.2460%	--	--	--	1.7694
17014	Altona Town	2.1375	--	4.3236%	--	20.2460%	--	--	--	1.6123
17015	Newville Township	1.1396	--	4.3236%	--	20.2460%	--	--	--	0.8596
17016	Richland Township	1.3867	--	4.3236%	--	20.2460%	--	--	--	1.0460
17017	Corunna Town	3.0528	--	4.3236%	--	20.2460%	--	--	--	2.3027
17018	Smithfield Township	1.4015	--	4.3236%	--	20.2460%	--	--	--	1.0572
17019	Ashley Town	2.5264	--	4.3236%	--	20.2460%	--	--	--	1.9057
17020	Waterloo Town-Smithfield Twp	2.7357	--	4.3236%	--	20.2460%	--	--	--	2.0635
17021	Spencer Township	1.1413	--	4.3236%	--	20.2460%	--	--	--	0.8609
17022	Stafford Township	1.1420	--	4.3236%	--	20.2460%	--	--	--	0.8614
17023	Troy Township	1.1470	--	4.3236%	--	20.2460%	--	--	--	0.8652
17024	Union Township	1.4813	--	4.3236%	--	20.2460%	--	--	--	1.1174
17025	Auburn City-Union Township	2.2757	--	4.3236%	--	20.2460%	--	--	--	1.7166
17026	Wilmington Township	1.0934	--	4.3236%	--	20.2460%	--	--	--	0.8248
17027	Butler City	2.2277	--	4.3236%	--	20.2460%	--	--	--	1.6804
17028	Auburn City - Grant Township	2.2975	--	4.3236%	--	20.2460%	--	--	--	1.7330

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

DeKalb County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*348*	*564,762*	*897*	*25,982*	*591,989*	*37,384,548*	*1.6%*
TIF Total	*0*	*17,750*	*0*	*191*	*17,941*	*1,837,179*	*1.0%*
County Total	*348*	*582,512*	*897*	*26,174*	*609,930*	*39,221,727*	*1.6%*
DeKalb County	48	83,913	104	4,534	88,599	7,708,143	1.1%
Butler Township	0	0	0	23	23	35,944	0.1%
Concord Township	0	0	0	16	16	24,615	0.1%
Fairfield Township	0	0	0	10	10	34,538	0.0%
Franklin Township	0	0	0	1	1	42,117	0.0%
Grant Township	3	1,155	0	21	1,179	74,197	1.6%
Jackson Township	0	43	0	32	74	74,510	0.1%
Keyser Township	0	354	0	19	373	24,199	1.5%
Newville Township	0	0	0	0	0	14,746	0.0%
Richland Township	0	186	10	15	211	24,352	0.9%
Smithfield Township	0	316	0	8	323	48,351	0.7%
Spencer Township	0	0	0	37	37	64,083	0.1%
Stafford Township	0	0	0	8	8	13,781	0.1%
Troy Township	0	0	0	4	4	12,450	0.0%
Union Township	0	1,101	0	78	1,179	60,732	1.9%
Wilmington Township	0	136	0	7	142	102,638	0.1%
Auburn Civil City	34	84,522	0	4,970	89,526	4,584,098	2.0%
Garrett Civil City	0	49,777	0	1,642	51,420	1,504,755	3.4%
Butler Civil City	0	19,828	0	171	19,999	951,754	2.1%
Altona Civil Town	0	508	0	67	575	19,097	3.0%
Ashley Civil Town	0	11,367	0	67	11,434	393,509	2.9%
Corunna Civil Town	0	9,163	493	262	9,919	70,723	14.0%
St. Joe Civil Town	0	0	0	36	36	77,607	0.0%
Waterloo Civil Town	110	42,504	0	356	42,970	705,995	6.1%
Hamilton Civil Town	0	0	0	6	6	22,833	0.0%
DeKalb County Eastern Comm School Corp	0	14,296	0	1,010	15,307	5,212,692	0.3%
Garrett-Keyser-Butler Comm School Corp	0	60,906	0	2,867	63,773	3,495,702	1.8%
DeKalb County Central United School Corp	131	151,517	286	8,256	160,190	10,019,057	1.6%
Hamilton Community School Corp	0	0	0	6	6	200,959	0.0%
Auburn-Eckhart Public Library	5	12,665	0	812	13,482	737,281	1.8%
Butler Carnegie Public Library	0	3,425	0	30	3,455	164,421	2.1%
Garrett Public Library	0	8,561	0	407	8,968	444,229	2.0%
Waterloo Public Library	16	6,035	0	70	6,121	192,195	3.2%
Northeast Indiana Solid Waste Mgt Dist	1	2,485	3	134	2,623	228,245	1.1%
DeKalb County Redevelopment Comm	0	0	0	0	0	0	
Garrett City Redevelopment Comm	0	0	0	0	0	0	
Auburn Redevelopment Comm	0	0	0	0	0	0	
TIF - Ashley ERA No. 1	0	146	0	0	146	278,677	0.1%
TIF - Ashley ERA No. 2	0	0	0	0	0	94,477	0.0%
TIF - Ashley ERA No. 3	0	155	0	0	155	589	26.3%
TIF - Ashley ERA No. 4	0	232	0	0	232	880	26.3%
TIF - Ashley ERA No. 5	0	26	0	0	26	103	25.7%
TIF - Auburn NW ERA	0	2,474	0	70	2,544	109,875	2.3%
TIF - Auburn NW ERA Amended	0	9,175	0	0	9,175	70,441	13.0%
TIF - Aub-Keyser NW ERA	0	4,352	0	0	4,352	594,212	0.7%
TIF - Aub-Keyser NW ERA Amended	0	91	0	0	91	39,110	0.2%
TIF - Garrett ERA	0	418	0	0	418	203,071	0.2%
TIF - Garrett ERA Amended	0	268	0	0	268	272,848	0.1%
TIF - Keyers- American Heritage	0	0	0	121	121	53,132	0.2%
TIF - Waterloo ERA- US 6 & I69	0	14	0	0	14	62,984	0.0%
TIF - Waterloo ERA- Amended	0	399	0	0	399	56,780	0.7%

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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.

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Numbers may not total due to rounding.

2010 Property Tax Report
Delaware County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Delaware County

The average homeowner saw a 3.8% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 41.9% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	13,764	52.5%	428	1.6%
No Change	1,865	7.1%	406	1.5%
Lower Tax Bill	10,588	40.4%	25,383	96.8%
Average Change in Tax Bill	**-3.8%**		**-41.9%**	
Detailed Change in Tax Bill				
20% or More	2,813	10.7%	230	0.9%
10% to 19%	4,349	16.6%	69	0.3%
1% to 9%	6,602	25.2%	129	0.5%
0%	1,865	7.1%	406	1.5%
-1% to -9%	4,830	18.4%	293	1.1%
-10% to -19%	2,951	11.3%	980	3.7%
-20% to -29%	1,299	5.0%	2,817	10.7%
-30% to -39%	689	2.6%	5,911	22.5%
-40% to -49%	183	0.7%	6,666	25.4%
-50% to -59%	93	0.4%	3,976	15.2%
-60% to -69%	88	0.3%	1,450	5.5%
-70% to -79%	71	0.3%	638	2.4%
-80% to -89%	47	0.2%	546	2.1%
-90% to -99%	45	0.2%	409	1.6%
-100%	292	1.1%	1,697	6.5%
Total	**26,217**	**100.0%**	**26,217**	**100.0%**

Note: Percentages may not total due to rounding.

96.8% of homeowners saw lower tax bills in 2010 than in 2007.

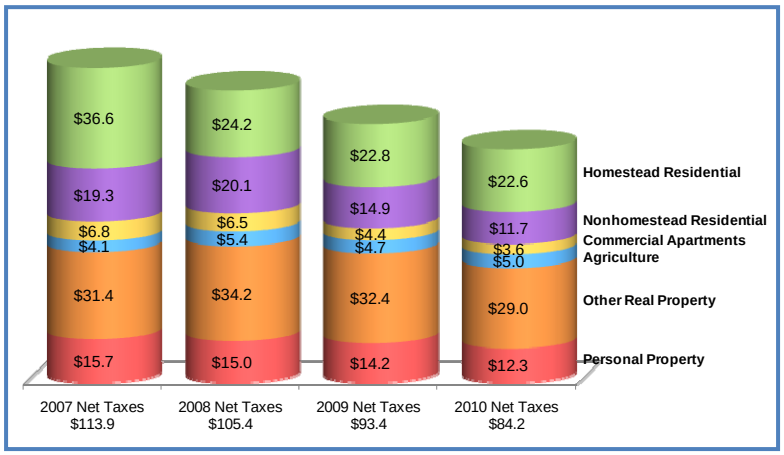
50.7% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Delaware County Overview

The decline in Delaware County homeowner tax bills was similar to the state average of 2.1%. Property tax levies increased 2.4% in Delaware County in 2010, identical to the state average increase. Most of the levy increase is accounted for by the county general fund, Muncie City general and police pension funds, and Delaware School Corporation debt service funds. Mt. Pleasant and Liberty-Perry School Corporations had offsetting decreases in debt service levies. Delaware County saw a decrease in local homestead property tax credit rates because of a decrease in the local income tax revenues which fund these credits. Delaware County homeowners benefitted about the same from the 1% property tax cap as did homeowners in the average county. Delaware County's tax rates are higher than average, which would have made more homeowners eligible for tax cap credits, but Delaware County's home values are lower than average and local homestead credits were higher than average. This reduces homeowner eligibility for tax cap credits.

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



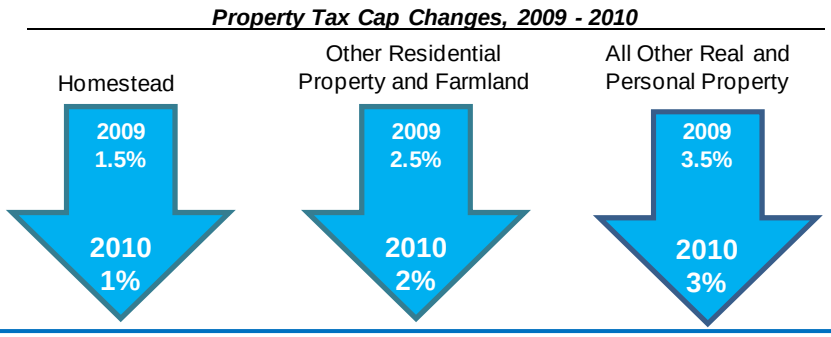
Net tax bills for all taxpayers decreased 9.9% in Delaware County from 2009 to 2010. This was a larger reduction than the statewide reduction of 1.4%. In 2010 apartment owners saw an 18.6% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 21.4% decrease in tax bills. Other real and personal property, mostly commercial and

industrial land, buildings, and equipment, saw a 10.7% and 13.2% decrease, respectively, in tax bills in 2010. This was mainly due to the tightening of the tax caps from 3.5% to 3% for this type of property. Agricultural business property saw a 5.2% increase in tax payments in 2010 because of higher tax rates and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Delaware County in 2010 amounted to 22.6% of the total property tax levy. The statewide average was 6.3%. The larger percentage loss in the county was mainly due to higher tax rates in Delaware County than the state average. Many properties in all three cap classes received credits.

Delaware County, Muncie City, and the Muncie Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, Muncie City, the Muncie Community School Corporation, the Muncie Public Library, and Muncie Public Transportation lost the most, at about 30% each. Losses were greatest for units that overlapped Muncie City because these tax districts had the highest tax rates.

2010 Circuit Breaker Credits by Cap Category
Delaware County Total $25,474,251

1%	2%	3%	Elderly
$2,048,163	$12,076,609	$11,344,148	$5,332
8.0%	47.4%	44.5%	0.0%

The Effects of Recession

In Delaware County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.0% in December 2007 to 10.9% in July 2009. Job losses and income declines contributed to a 5.1% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Delaware County in 2010.

Delaware County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	3,227,479,670	3,117,826,310	-3.4%
Other Residential	657,138,900	638,468,600	-2.8%
Ag Business/Land	256,715,600	265,681,600	3.5%
Business Real/Personal	1,952,951,573	1,957,601,030	0.2%
Total	**$6,094,285,743**	**$5,979,577,540**	**-1.9%**

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

In Delaware County, the gross assessed value of business real and personal property increased 0.2% in 2010, and total gross assessed value in Delaware County decreased 1.9%. This was lower than the state average increase of 0.6%.

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

Delaware County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*145,156,946*	*150,025,223*	*104,644,926*	*107,160,946*	*3.4%*	*-30.2%*	*2.4%*
State Unit	93,867	94,741	0	0	0.9%	-100.0%	
Delaware County	29,665,866	35,267,384	20,797,635	21,323,677	18.9%	-41.0%	2.5%
Center Township	2,281,941	2,375,924	2,463,080	2,480,750	4.1%	3.7%	0.7%
Delaware Township	50,066	51,723	51,745	52,550	3.3%	0.0%	1.6%
Hamilton Township	186,796	194,036	182,548	186,275	3.9%	-5.9%	2.0%
Harrison Township	77,129	78,397	76,001	77,054	1.6%	-3.1%	1.4%
Liberty Township	105,107	112,860	70,344	71,510	7.4%	-37.7%	1.7%
Monroe Township	158,556	144,260	156,370	135,081	-9.0%	8.4%	-13.6%
Mt. Pleasant Township	337,637	301,185	241,077	282,813	-10.8%	-20.0%	17.3%
Niles Township	36,478	37,437	39,265	40,753	2.6%	4.9%	3.8%
Perry Township	29,796	31,019	30,018	30,868	4.1%	-3.2%	2.8%
Salem Township	98,361	105,106	107,240	110,219	6.9%	2.0%	2.8%
Union Township	45,649	47,409	48,782	50,381	3.9%	2.9%	3.3%
Washington Township	28,505	33,495	34,778	36,071	17.5%	3.8%	3.7%
Muncie Civil City	25,286,888	24,651,423	24,646,888	25,965,956	-2.5%	0.0%	5.4%
Albany Civil Town	275,279	287,563	301,518	313,132	4.5%	4.9%	3.9%
Eaton Civil Town	289,736	299,254	315,470	326,633	3.3%	5.4%	3.5%
Gaston Civil Town	159,966	176,769	188,352	195,554	10.5%	6.6%	3.8%
Selma Civil Town	92,648	95,907	98,919	102,391	3.5%	3.1%	3.5%
Yorktown Civil Town	1,721,583	2,080,259	2,132,485	2,206,422	20.8%	2.5%	3.5%
Chesterfield Civil Town	56,522	57,023	72,946	83,964	0.9%	27.9%	15.1%
Daleville Civil Town	254,988	262,113	273,913	288,669	2.8%	4.5%	5.4%
Delaware Community School Corp	9,331,754	9,625,246	4,609,504	5,757,179	3.1%	-52.1%	24.9%
Wes-Del Community School Corp	3,505,741	3,699,047	1,794,975	1,853,583	5.5%	-51.5%	3.3%
Liberty-Perry Community School Corp	3,826,862	3,876,916	2,373,159	2,021,049	1.3%	-38.8%	-14.8%
Cowan Community School Corp	2,548,042	2,502,855	1,563,152	1,650,037	-1.8%	-37.5%	5.6%
Mt. Pleasant Township Comm School Corp	9,812,480	10,201,955	6,256,019	5,667,654	4.0%	-38.7%	-9.4%
Daleville Community Schools	3,106,225	3,474,274	2,123,435	2,016,264	11.8%	-38.9%	-5.0%
Muncie Community School Corp	35,160,065	33,480,121	17,201,568	17,366,960	-4.8%	-48.6%	1.0%
Muncie Public Library	3,874,548	4,051,223	3,989,813	3,944,610	4.6%	-1.5%	-1.1%
Yorktown - Mt Pleasant Library	380,547	396,816	412,441	428,121	4.3%	3.9%	3.8%
Muncie Sanitary	7,433,713	7,497,736	7,731,045	7,699,114	0.9%	3.1%	-0.4%
Muncie Public Transportation	3,512,222	2,979,782	3,457,378	3,578,691	-15.2%	16.0%	3.5%
Delaware Airport	543,646	556,605	560,435	565,588	2.4%	0.7%	0.9%
East Central Indiana Solid Waste Mgt Dist	226,845	232,905	242,628	251,373	2.7%	4.2%	3.6%
Delaware County Redevelopment	393,818	438,299	0	0	11.3%	-100.0%	
Town Of Yorktown Redevelopment	7,519	13,433	0	0	78.7%	-100.0%	
Muncie Redevelopment Comm	159,555	212,723	0	0	33.3%	-100.0%	

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
18001	Center Township	2.3760	--	4.1801%	--	15.8723%	--	--	--	1.8996
18002	Center Township - Muncie San	2.7695	--	4.1801%	--	15.8723%	--	--	--	2.2141
18003	Muncie City - Center Township	4.1512	--	4.1801%	--	15.8723%	--	--	--	3.3188
18004	Delaware Township	1.9529	--	4.1801%	--	15.8723%	--	--	--	1.5613
18005	Albany Town - Delaware Township	2.5868	--	4.1801%	--	15.8723%	--	--	--	2.0681
18006	Hamilton Township	1.9842	--	4.1801%	--	15.8723%	--	--	--	1.5863
18007	Hamilton Twp - Muncie Sanitary	2.3777	--	4.1801%	--	15.8723%	--	--	--	1.9009
18008	Harrison Township	1.5571	--	4.1801%	--	15.8723%	--	--	--	1.2449
18009	Harrison Twp - Muncie Sanitary	1.9506	--	4.1801%	--	15.8723%	--	--	--	1.5595
18010	Liberty Township	1.7874	--	4.1801%	--	15.8723%	--	--	--	1.4290
18011	Selma Town	2.4210	--	4.1801%	--	15.8723%	--	--	--	1.9355
18012	Monroe Township	2.3147	--	4.1801%	--	15.8723%	--	--	--	1.8505
18013	Monroe Township - Muncie San	2.7082	--	4.1801%	--	15.8723%	--	--	--	2.1651
18014	Mt Pleasant Township	2.1544	--	4.1801%	--	15.8723%	--	--	--	1.7224
18015	Mt Pleasant Twp - Muncie San	2.5479	--	4.1801%	--	15.8723%	--	--	--	2.0370
18016	Muncie City - Mt Pleasant Twp	4.2816	--	4.1801%	--	15.8723%	--	--	--	3.4230
18017	Yorktown Town	2.7997	--	4.1801%	--	15.8723%	--	--	--	2.2383
18018	Niles Township	1.9598	--	4.1801%	--	15.8723%	--	--	--	1.5668
18019	Albany Town - Niles Twp	2.6192	--	4.1801%	--	15.8723%	--	--	--	2.0940
18020	Perry Township	1.7625	--	4.1801%	--	15.8723%	--	--	--	1.4091
18021	Salem Township	2.2366	--	4.1801%	--	15.8723%	--	--	--	1.7881
18022	Union Township	1.9744	--	4.1801%	--	15.8723%	--	--	--	1.5785
18023	Eaton Town	3.2684	--	4.1801%	--	15.8723%	--	--	--	2.6130
18024	Washington Township	1.5668	--	4.1801%	--	15.8723%	--	--	--	1.2526
18025	Gaston Town	3.1546	--	4.1801%	--	15.8723%	--	--	--	2.5220
18026	Daleville Town	2.8387	--	4.1801%	--	15.8723%	--	--	--	2.2695
18027	Chesterfield Town	3.3849	--	4.1801%	--	15.8723%	--	--	--	2.7061
18028	Hamilton Sanitary Muncie	4.2512	--	4.1801%	--	15.8723%	--	--	--	3.3987
18029	Liberty Muncie	4.0927	--	4.1801%	--	15.8723%	--	--	--	3.2720
18030	Muncie Annex	4.1512	--	4.1801%	--	15.8723%	--	--	--	3.3188
18031	Mt Pleasant-Muncie-Cnty TIF	4.2816	--	4.1801%	--	15.8723%	--	--	--	3.4230
18032	Yorktown Annex	2.8255	--	4.1801%	--	15.8723%	--	--	--	2.2589
18033	Muncie Phase-In 1	4.1512	--	4.1801%	--	15.8723%	--	--	--	3.3188
18034	Muncie Phase-In 2	4.1512	--	4.1801%	--	15.8723%	--	--	--	3.3188
18035	Yorktown San	3.2190	--	4.1801%	--	15.8723%	--	--	--	2.5735
18036	Muncie Phase-In 3	3.0441	--	4.1801%	--	15.8723%	--	--	--	2.4337
18037	Muncie Phase-In 4	3.0084	--	4.1801%	--	15.8723%	--	--	--	2.4051
18038	Muncie Phase-In 5	3.0084	--	4.1801%	--	15.8723%	--	--	--	2.4051
18039	Muncie Phase-In 6	3.0084	--	4.1801%	--	15.8723%	--	--	--	2.4051
18040	Muncie Phase-In 7	2.7340	--	4.1801%	--	15.8723%	--	--	--	2.1858
18041	Harrison Sanitary Muncie	3.8768	--	4.1801%	--	15.8723%	--	--	--	3.0994

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Delaware County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*2,012,195*	*11,162,554*	*10,395,643*	*5,330*	*23,575,722*	*107,160,946*	*22.0%*
TIF Total	*35,968*	*914,055*	*948,505*	*1*	*1,898,529*	*5,590,114*	*34.0%*
County Total	*2,048,163*	*12,076,609*	*11,344,148*	*5,332*	*25,474,251*	*112,751,060*	*22.6%*
Delaware County	354,799	1,824,007	1,615,319	1,169	3,795,295	21,323,677	17.8%
Center Township	46,178	299,084	285,912	117	631,291	2,480,750	25.4%
Delaware Township	0	503	0	6	509	52,550	1.0%
Hamilton Township	304	1,152	313	24	1,792	186,275	1.0%
Harrison Township	14	56	2	8	80	77,054	0.1%
Liberty Township	28	193	103	0	324	71,510	0.5%
Monroe Township	200	4,802	0	6	5,007	135,081	3.7%
Mt. Pleasant Township	8,540	12,595	2,570	6	23,712	282,813	8.4%
Niles Township	63	152	0	9	225	40,753	0.6%
Perry Township	0	0	0	0	0	30,868	0.0%
Salem Township	132	3,911	275	0	4,318	110,219	3.9%
Union Township	37	851	327	5	1,220	50,381	2.4%
Washington Township	23	396	45	0	464	36,071	1.3%
Muncie Civil City	503,154	3,699,384	3,782,973	993	7,986,505	25,965,956	30.8%
Albany Civil Town	799	18,030	0	69	18,898	313,132	6.0%
Eaton Civil Town	1,528	35,051	13,454	7	50,041	326,633	15.3%
Gaston Civil Town	897	26,246	3,013	0	30,156	195,554	15.4%
Selma Civil Town	250	5,572	0	0	5,822	102,391	5.7%
Yorktown Civil Town	133,775	91,425	2,108	79	227,387	2,206,422	10.3%
Chesterfield Civil Town	0	0	9,623	0	9,623	83,964	11.5%
Daleville Civil Town	1,109	13,662	0	0	14,771	288,669	5.1%
Delaware Community School Corp	7,500	82,890	57,836	722	148,948	5,757,179	2.6%
Wes-Del Community School Corp	1,038	15,810	1,627	130	18,606	1,853,583	1.0%
Liberty-Perry Community School Corp	703	9,013	4,800	12	14,528	2,021,049	0.7%
Cowan Community School Corp	2,438	58,659	0	70	61,167	1,650,037	3.7%
Mt. Pleasant Township Comm School Corp	228,280	320,036	107,126	154	655,596	5,667,654	11.6%
Daleville Community Schools	3,447	74,123	11,541	0	89,111	2,016,264	4.4%
Muncie Community School Corp	357,230	2,411,666	2,382,992	896	5,152,784	17,366,960	29.7%
Muncie Public Library	78,796	545,091	551,906	197	1,175,989	3,944,610	29.8%
Yorktown - Mt Pleasant Library	18,815	20,172	311	13	39,310	428,121	9.2%
Muncie Sanitary	174,310	997,119	978,148	414	2,149,991	7,699,114	27.9%
Muncie Public Transportation	74,214	521,021	521,432	180	1,116,848	3,578,691	31.2%
Delaware Airport	9,411	48,380	42,845	31	100,666	565,588	17.8%
East Central Indiana Solid Waste Mgt Dist	4,183	21,502	19,042	14	44,741	251,373	17.8%
Delaware County Redevelopment	0	0	0	0	0	0	
Town Of Yorktown Redevelopment	0	0	0	0	0	0	
Muncie Redevelopment Comm	0	0	0	0	0	0	
TIF - Center - Ind. Centre Magna 001	0	0	0	0	0	2,097	0.0%
TIF - Center Sanitary - Ind. Centre Magna 002	0	0	0	0	0	1,585	0.0%
TIF - Center Sanitary - Magna 002	0	0	0	0	0	151,249	0.0%
TIF - Muncie - Central City 003	1,467	18,350	106,787	1	126,606	358,030	35.4%
TIF - Muncie - Mall 003	12,094	24,198	505,655	0	541,947	1,458,304	37.2%
TIF - Muncie - Ontario Park Place 003	0	2,357	39,397	0	41,754	152,095	27.5%
TIF - Hamilton - Ag Park 006	0	0	0	0	0	3,093	0.0%
TIF - Hamilton Sanitary - Morr. Rd. 007	1,771	92	0	0	1,863	28,739	6.5%
TIF - Harrison - Nebo Rd. 008	0	0	0	0	0	3,456	0.0%
TIF - Harrison Sanitary - Nebo Rd. 009	0	0	0	0	0	75,001	0.0%
TIF - Harrison Sanitary - Morr. Rd. 009	0	0	0	0	0	230,417	0.0%
TIF - Monroe - Ind. Centre Magna 012	0	0	0	0	0	4,705	0.0%
TIF - Mt. Pleasant - 600/332 014	0	0	0	0	0	9,604	0.0%
TIF - Mt. Pleasant - I-69 Park One 014	0	0	0	0	0	1,751	0.0%
TIF - Mt. Pleasant - Nebo Rd. 014	0	0	0	0	0	16,602	0.0%
TIF - Mt. Pleasant - Park One 014	0	281	0	0	281	441,512	0.1%
TIF - Mt. Pleasant Sanitary - Nebo Rd. 015	0	0	0	0	0	39,373	0.0%
TIF - Mt. Pleasant Muncie - Nebo Rd. 016	0	234	0	0	234	132	177.1%
TIF - Yorktown - Yorktown 017	52	31,224	0	0	31,275	239,861	13.0%
TIF - Union - Ag Park 022	0	0	0	0	0	2,424	0.0%
TIF - Daleville - Daleville 026	0	8,164	0	0	8,164	741,574	1.1%
TIF - Muncie Annex TIF - Morr. Rd. 030	1,125	808,499	267,876	0	1,077,501	1,119,937	96.2%
TIF - Mt. Pleas.Muncie TIF - Morr. Rd. 031	0	0	28,689	0	28,689	43,129	66.5%
TIF - Yorktown Annex - 600/332 032	0	87	0	0	87	587	14.8%
TIF - Yorktown Annex - Chase Trail 032	0	493	0	0	493	141,203	0.3%
TIF - Yorktown Sanitary - Nebo Rd.035	0	1,934	0	0	1,934	3,172	61.0%
TIF - Muncie Phase In 7 - Morr. Rd. 040	2,180	8,569	0	0	10,748	286,025	3.8%
TIF - Harrison San. Mun. - Morr. Rd. 041	17,280	9,575	100	0	26,954	34,457	78.2%

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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Dubois County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Dubois County

The average homeowner saw a 1.9% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 23.2% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	8,454	77.3%	872	8.0%
No Change	147	1.3%	33	0.3%
Lower Tax Bill	2,337	21.4%	10,033	91.7%
Average Change in Tax Bill	**1.9%**		**-23.2%**	
Detailed Change in Tax Bill				
20% or More	365	3.3%	401	3.7%
10% to 19%	590	5.4%	190	1.7%
1% to 9%	7,499	68.6%	281	2.6%
0%	147	1.3%	33	0.3%
-1% to -9%	1,883	17.2%	572	5.2%
-10% to -19%	315	2.9%	2,396	21.9%
-20% to -29%	55	0.5%	3,000	27.4%
-30% to -39%	28	0.3%	2,082	19.0%
-40% to -49%	21	0.2%	1,237	11.3%
-50% to -59%	9	0.1%	291	2.7%
-60% to -69%	7	0.1%	143	1.3%
-70% to -79%	3	0.0%	111	1.0%
-80% to -89%	8	0.1%	70	0.6%
-90% to -99%	3	0.0%	33	0.3%
-100%	5	0.0%	98	0.9%
Total	**10,938**	**100.0%**	**10,938**	**100.0%**

Note: Percentages may not total due to rounding.

91.7% of homeowners saw lower tax bills in 2010 than in 2007.

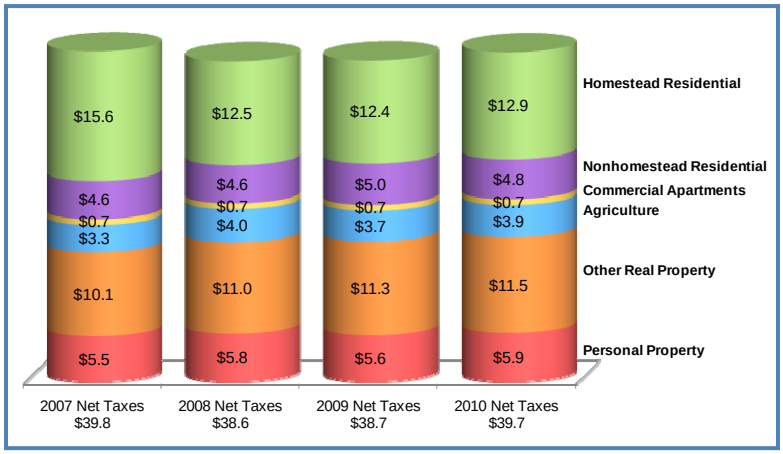
87.1% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 10% and 29% decrease in their tax bills from 2007 to 2010.

Dubois County Overview

The slightly larger-than-average increase in homeowner tax bills had two primary causes. Property tax levies increased 3.2% in Dubois County in 2010, somewhat greater than the state average increase of 2.4%. Levies increased for the county general fund, Jasper City general and parks funds, and several school corporation funds. Levies decreased for several Southwest Dubois School Corporation funds. Dubois County homeowners benefitted somewhat less from the one percent property tax cap than did homeowners in the average county because the county's property tax rates were lower than average. Dubois County does not provide local homestead credits.

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



Net tax bills for all taxpayers increased 2.1% in Dubois County from 2009 to 2010. This was a larger increase than the statewide reduction of 1.4%. In 2010 apartment owners saw a 4.8% decrease in tax bills. This decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 4.0% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 1.3% and 4.3% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Dubois County property tax levies. Commercial and industrial property did not benefit from the tightened tax caps because Dubois County's tax rates were not high enough for this type of property to qualify for tax cap credits.

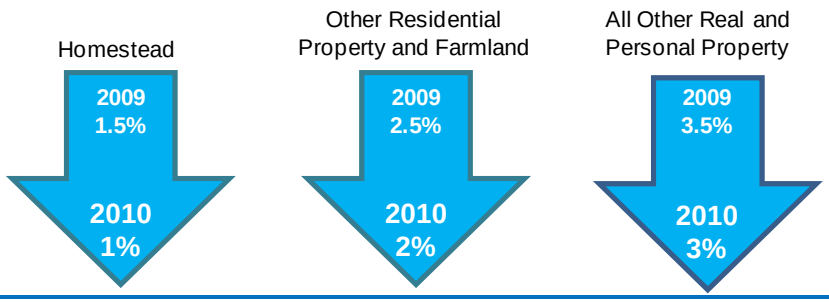
Agricultural business property saw a 5.3% increase in tax payments in 2010 because of the Dubois County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Dubois County in 2010 amounted to 2.3% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to relatively low tax rates and to Dubois County having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. No commercial or industrial properties in the 3% tax cap category qualified for credits because the highest Dubois County tax rate was below $3. About 10% of homesteads qualified for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Dubois County Total $921,577

1%	2%	3%	Elderly
$401,050	$489,463	$0	$31,064
43.5%	53.1%	0.0%	3.4%

Dubois County, Jasper City, and the Greater Jasper Consolidated School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, Huntingburg City lost the most, at 4.9%. Losses were greatest for units that overlapped the municipalities of Berne, Geneva, and Decatur because these tax districts had the highest tax rates.

The Effects of Recession

In Dubois County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 2.8% in December 2007 to 7.1% in July 2009. However, local income tax revenue increased by 1.1%.

Dubois County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,673,579,100	1,699,518,901	1.5%
Other Residential	235,571,300	255,192,700	8.3%
Ag Business/Land	236,456,000	249,167,100	5.4%
Business Real/Personal	969,577,070	984,231,740	1.5%
Total	**$3,115,183,470**	**$3,188,110,441**	**2.3%**

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

In Dubois County, the gross assessed value of business real and personal property increased 1.5% in 2010. Other assessment categories increased, and total gross assessed value in Dubois County rose 2.3%. This was higher than the state average increase of 0.6%.

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

Dubois County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*51,497,627*	*54,491,743*	*37,840,362*	*39,052,617*	*5.8%*	*-30.6%*	*3.2%*
State Unit	49,110	51,414	0	0	4.7%	-100.0%	
Dubois County	6,820,243	7,472,095	6,001,216	6,317,720	9.6%	-19.7%	5.3%
Bainbridge Township	79,676	82,572	85,459	90,024	3.6%	3.5%	5.3%
Boone Township	19,819	20,498	21,311	22,073	3.4%	4.0%	3.6%
Cass Township	39,684	40,456	39,545	40,986	1.9%	-2.3%	3.6%
Columbia Township	15,522	16,237	16,727	17,513	4.6%	3.0%	4.7%
Ferdinand Township	48,011	50,246	51,674	51,697	4.7%	2.8%	0.0%
Hall Township	12,871	13,367	13,880	14,373	3.9%	3.8%	3.6%
Harbison Township	38,980	40,322	41,711	43,523	3.4%	3.4%	4.3%
Jackson Township	41,051	43,949	45,562	47,590	7.1%	3.7%	4.5%
Jefferson Township	17,268	17,629	18,558	18,752	2.1%	5.3%	1.0%
Madison Township	47,475	48,684	50,995	52,998	2.5%	4.7%	3.9%
Marion Township	14,902	24,451	25,121	26,304	64.1%	2.7%	4.7%
Patoka Township	79,462	82,048	85,395	88,714	3.3%	4.1%	3.9%
Jasper Civil City	5,541,248	5,706,682	5,812,999	6,085,884	3.0%	1.9%	4.7%
Huntingburg Civil City	1,462,303	1,516,317	1,531,257	1,597,712	3.7%	1.0%	4.3%
Birdseye Civil Town	27,450	28,552	29,708	31,000	4.0%	4.0%	4.3%
Ferdinand Civil Town	542,092	563,790	568,805	605,309	4.0%	0.9%	6.4%
Holland Civil Town	111,775	116,156	119,201	126,574	3.9%	2.6%	6.2%
Northeast Dubois County School Corp	4,128,453	4,555,408	2,187,569	2,368,563	10.3%	-52.0%	8.3%
Southeast Dubois County School Corp	5,399,610	5,807,638	3,559,799	3,765,012	7.6%	-38.7%	5.8%
Southwest Dubois County School Corp	6,044,154	5,930,856	3,436,600	3,208,839	-1.9%	-42.1%	-6.6%
Greater Jasper Consolidated School Corp	19,524,593	20,804,261	12,335,105	12,473,459	6.6%	-40.7%	1.1%
Huntingburg Public Library	261,031	275,514	253,530	263,009	5.5%	-8.0%	3.7%
Jasper Public Library	523,351	544,171	555,445	585,999	4.0%	2.1%	5.5%
Dubois County Contractual Library	384,474	399,431	721,221	871,336	3.9%	80.6%	20.8%
Dubois County Airport	149,378	162,809	157,771	159,610	9.0%	-3.1%	1.2%
Northeast Dubois County Fire Protection	73,641	76,190	74,198	78,044	3.5%	-2.6%	5.2%
Dubois County Solid Waste Mgt Dist	0	0	0	0			
Huntingburg Redevelopment Comm	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
19001	Bainbridge Township	1.5526	--	3.9334%	--	--	--	--	--	1.4915
19002	Jasper City	2.2113	--	3.9334%	--	--	--	--	--	2.1243
19003	Boone Township	1.5949	--	3.9334%	--	--	--	--	--	1.5322
19004	Cass Township	1.4598	--	3.9334%	--	--	--	--	--	1.4024
19005	Holland Town	2.3794	--	3.9334%	--	--	--	--	--	2.2858
19006	Columbia Township	1.4272	--	3.9334%	--	--	--	--	--	1.3711
19007	Ferdinand Township	1.6676	--	3.9334%	--	--	--	--	--	1.6020
19008	Ferdinand Town	2.1870	--	3.9334%	--	--	--	--	--	2.1010
19009	Hall Township	1.3636	--	3.9334%	--	--	--	--	--	1.3100
19010	Hall Township II	1.3989	--	3.9334%	--	--	--	--	--	1.3439
19011	Harbison Township	1.4070	--	3.9334%	--	--	--	--	--	1.3517
19012	Harbison Township II	1.4158	--	3.9334%	--	--	--	--	--	1.3601
19013	Jackson Township	1.6587	--	3.9334%	--	--	--	--	--	1.5935
19014	Jefferson Township	1.6534	--	3.9334%	--	--	--	--	--	1.5884
19015	Birdseye Town	2.0888	--	3.9334%	--	--	--	--	--	2.0066
19016	Madison Township	1.6080	--	3.9334%	--	--	--	--	--	1.5448
19017	Marion Township	1.3832	--	3.9334%	--	--	--	--	--	1.3288
19018	Marion Township II	1.4138	--	3.9334%	--	--	--	--	--	1.3582
19019	Patoka Township	1.4684	--	3.9334%	--	--	--	--	--	1.4106
19020	Huntingburg City	2.3821	--	3.9334%	--	--	--	--	--	2.2884
19021	Jasper Madison	2.2120	--	3.9334%	--	--	--	--	--	2.1250
19022	Jasper Boone	2.2140	--	3.9334%	--	--	--	--	--	2.1269

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Dubois County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type						
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	Circuit Breaker as % of Levy
Non-TIF Total	*401,050*	*488,545*	*0*	*31,064*	*920,659*	*39,052,617*	*2.4%*
TIF Total	*0*	*918*	*0*	*0*	*918*	*1,024,540*	*0.1%*
County Total	*401,050*	*489,463*	*0*	*31,064*	*921,577*	*40,077,157*	*2.3%*
Dubois County	56,493	67,470	0	4,853	128,817	6,317,720	2.0%
Bainbridge Township	798	698	0	102	1,597	90,024	1.8%
Boone Township	1	3	0	1	5	22,073	0.0%
Cass Township	2	48	0	9	58	40,986	0.1%
Columbia Township	8	0	0	37	46	17,513	0.3%
Ferdinand Township	57	154	0	39	250	51,697	0.5%
Hall Township	0	0	0	4	4	14,373	0.0%
Harbison Township	0	0	0	14	14	43,523	0.0%
Jackson Township	37	0	0	49	86	47,590	0.2%
Jefferson Township	12	31	0	16	59	18,752	0.3%
Madison Township	77	15	0	15	107	52,998	0.2%
Marion Township	2	0	0	12	14	26,304	0.1%
Patoka Township	346	1,471	0	51	1,868	88,714	2.1%
Jasper Civil City	112,894	92,935	0	4,488	210,317	6,085,884	3.5%
Huntingburg Civil City	14,741	62,702	0	1,552	78,996	1,597,712	4.9%
Birdseye Civil Town	0	558	0	164	722	31,000	2.3%
Ferdinand Civil Town	1,699	7,260	0	993	9,951	605,309	1.6%
Holland Civil Town	134	4,119	0	237	4,491	126,574	3.5%
Northeast Dubois County School Corp	284	0	0	1,521	1,805	2,368,563	0.1%
Southeast Dubois County School Corp	5,199	16,536	0	4,219	25,954	3,765,012	0.7%
Southwest Dubois County School Corp	15,476	69,486	0	2,187	87,150	3,208,839	2.7%
Greater Jasper Consolidated School Corp	179,656	147,892	0	9,001	336,549	12,473,459	2.7%
Huntingburg Public Library	1,268	5,695	0	179	7,143	263,009	2.7%
Jasper Public Library	9,865	8,121	0	474	18,460	585,999	3.2%
Dubois County Contractual Library	555	1,646	0	656	2,857	871,336	0.3%
Dubois County Airport	1,427	1,705	0	123	3,254	159,610	2.0%
Northeast Dubois County Fire Protection	18	0	0	68	86	78,044	0.1%
Dubois County Solid Waste Mgt Dist	0	0	0	0	0	0	
Huntingburg Redevelopment Comm	0	0	0	0	0	0	
TIF - Patoka TIF	0	0	0	0	0	40,099	0.0%
TIF - Huntingburg TIF	0	918	0	0	918	984,441	0.1%

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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

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Elkhart County
with comparisons between 2007 and 2010

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

Comparable Homestead Property Tax Changes in Elkhart County

The average homeowner saw a 1.9% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 25.6% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	24,576	59.5%	2,678	6.5%
No Change	479	1.2%	91	0.2%
Lower Tax Bill	16,246	39.3%	38,532	93.3%
Average Change in Tax Bill	**-1.9%**		**-25.6%**	
Detailed Change in Tax Bill				
20% or More	2,768	6.7%	1,088	2.6%
10% to 19%	6,244	15.1%	449	1.1%
1% to 9%	15,564	37.7%	1,141	2.8%
0%	479	1.2%	91	0.2%
-1% to -9%	9,149	22.2%	3,234	7.8%
-10% to -19%	3,793	9.2%	8,132	19.7%
-20% to -29%	1,961	4.7%	10,809	26.2%
-30% to -39%	749	1.8%	8,957	21.7%
-40% to -49%	239	0.6%	4,315	10.4%
-50% to -59%	99	0.2%	1,266	3.1%
-60% to -69%	73	0.2%	547	1.3%
-70% to -79%	34	0.1%	355	0.9%
-80% to -89%	29	0.1%	277	0.7%
-90% to -99%	21	0.1%	192	0.5%
-100%	99	0.2%	448	1.1%
Total	**41,301**	**100.0%**	**41,301**	**100.0%**

Note: Percentages may not total due to rounding.

93.3% of homeowners saw lower tax bills in 2010 than in 2007.

61.1% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

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

Elkhart County Overview

The decline in Elkhart County homeowner tax bills was similar to the state average of 2.1%. Property tax levies increased 3.3% in Elkhart County in 2010, slightly more than the state average increase of 2.4%. Levy increases in Elkhart City, and the Concord, Elkhart, and Goshen School corporations were offset by levy decreases in the county, Concord Township, and the Fairfield and Middlebury School Corporations. These slightly larger-than-average levy increases were offset by larger-than-average homeowner tax cap credits. Elkhart County homeowners benefitted more from the one percent property tax cap than did homeowners in the average county, primarily because Elkhart County tax rates and home values tend to be higher than the state average. Elkhart County does not provide local homestead credits.

Comparison of Net Property Tax by Property Type
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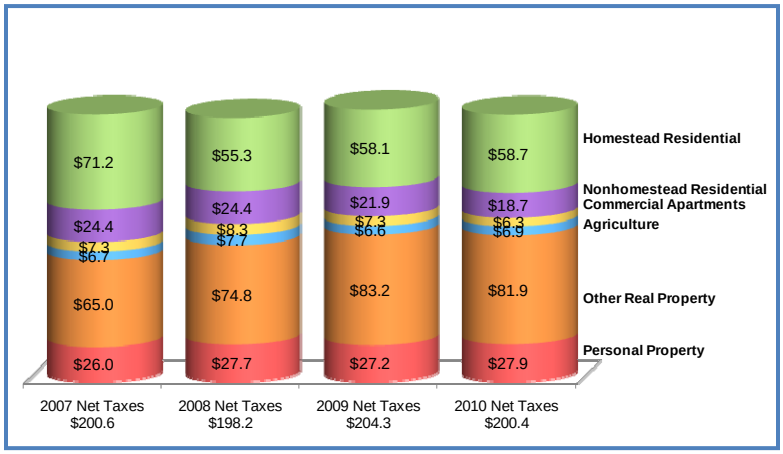


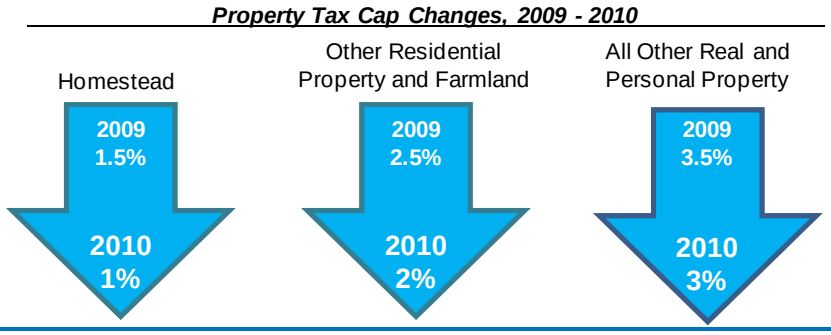
Net tax bills for all taxpayers decreased 1.9% in Elkhart County from 2009 to 2010. This was a larger reduction than the statewide reduction of 1.4%. In 2010 apartment owners saw a 13.5% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 14.4% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 1.6% decrease and 2.8% increase, respectively, in tax bills in 2010. This was mainly because the increase in Elkhart County property tax levies was more than offset by the tightening of the tax caps from 3.5% to 3% for this type

of property. In addition, total business real property assessments declined while total personal property assessments remained virtually unchanged. Agricultural business property saw a 4.2% increase in tax payments in 2010 because of the Elkhart County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Elkhart County in 2010 amounted to 6.9% of the total property tax levy. The statewide average was 6.3%. The slightly higher percentage loss in the county was partly due to higher-than-average tax rates in Elkhart County. There were substantial circuit breaker credits in each of the property tax cap classes.

Elkhart County, Elkhart City, and the Elkhart Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, Elkhart City lost the most, at 13.2%. Losses were greatest for units that overlapped the municipalities of Elkhart, Goshen, and Nappanee because these tax districts had the highest tax rates.

2010 Circuit Breaker Credits by Cap Category
Elkhart County Total $14,952,499

1%	2%	3%	Elderly
$4,216,792	$7,316,066	$3,347,219	$72,422
28.2%	48.9%	22.4%	0.5%

The Effects of Recession

In Elkhart County the recession has had a large effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.8% in December 2007 to 17.1% in July 2009. Job losses and income declines contributed to a 9.8% drop in local income tax revenue. Because part of this revenue is used for property tax relief, property tax levies increased in Elkhart County in 2010.

Elkhart County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	7,068,495,703	7,108,344,360	0.6%
Other Residential	1,097,420,400	1,109,403,010	1.1%
Ag Business/Land	370,473,000	374,013,340	1.0%
Business Real/Personal	5,019,898,670	4,999,190,156	-0.4%
Total	**$13,556,287,773**	**$13,590,950,866**	**0.3%**

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

In Elkhart County, the gross assessed value of business real and personal property fell 0.4% in 2010. Other assessment categories increased, and total gross assessed value in Elkhart County rose 0.3%. This was lower than the state average increase of 0.6%.

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

Elkhart County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*256,549,945*	*268,934,793*	*197,890,643*	*204,496,326*	*4.8%*	*-26.4%*	*3.3%*
State Unit	225,219	233,312	0	0	3.6%	-100.0%	
Elkhart County	41,357,505	41,293,574	31,179,051	30,634,106	-0.2%	-24.5%	-1.7%
Baugo Township	357,150	378,638	723,998	703,447	6.0%	91.2%	-2.8%
Benton Township	128,600	135,225	135,821	139,974	5.2%	0.4%	3.1%
Cleveland Township	521,432	621,482	557,197	591,657	19.2%	-10.3%	6.2%
Clinton Township	104,286	109,216	107,735	463,029	4.7%	-1.4%	329.8%
Concord Township	1,884,588	1,744,166	2,288,804	1,541,827	-7.5%	31.2%	-32.6%
Elkhart Township	409,031	425,238	397,352	413,675	4.0%	-6.6%	4.1%
Harrison Township	144,883	150,444	156,589	161,025	3.8%	4.1%	2.8%
Jackson Township	292,005	307,404	310,333	320,148	5.3%	1.0%	3.2%
Jefferson Township	363,757	386,550	377,753	392,487	6.3%	-2.3%	3.9%
Locke Township	66,368	69,709	71,849	75,098	5.0%	3.1%	4.5%
Middlebury Township	1,468,496	1,486,369	1,527,178	1,591,168	1.2%	2.7%	4.2%
Olive Township	65,366	68,079	70,247	73,048	4.2%	3.2%	4.0%
Osolo Township	881,880	922,535	896,878	1,094,288	4.6%	-2.8%	22.0%
Union Township	144,244	148,904	148,497	151,914	3.2%	-0.3%	2.3%
Washington Township	221,806	158,550	258,716	254,512	-28.5%	63.2%	-1.6%
York Township	151,098	160,186	165,075	172,165	6.0%	3.1%	4.3%
Elkhart Civil City	31,458,585	32,384,722	32,250,774	33,928,683	2.9%	-0.4%	5.2%
Goshen Civil City	12,299,841	12,849,725	13,049,848	13,229,238	4.5%	1.6%	1.4%
Nappanee Civil City	2,990,296	3,134,194	3,172,899	3,301,232	4.8%	1.2%	4.0%
Bristol Civil Town	959,264	987,643	1,015,894	1,035,719	3.0%	2.9%	2.0%
Middlebury Civil Town	1,548,475	1,608,317	1,653,655	1,713,605	3.9%	2.8%	3.6%
Millersburg Civil Town	255,216	265,945	271,998	276,643	4.2%	2.3%	1.7%
Wakarusa Civil Town	1,102,033	1,129,060	1,154,395	1,230,876	2.5%	2.2%	6.6%
Fairfield Community School Corp	9,477,273	10,210,920	6,472,938	5,500,603	7.7%	-36.6%	-15.0%
Baugo Community School Corp	9,031,129	9,108,127	5,537,444	6,129,180	0.9%	-39.2%	10.7%
Concord Community School Corp	21,458,777	23,816,578	15,179,919	17,073,769	11.0%	-36.3%	12.5%
Middlebury Community School Corp	16,488,632	20,744,150	13,138,147	12,088,940	25.8%	-36.7%	-8.0%
Wa-Nee Community School Corp	14,955,685	15,639,372	9,315,827	9,613,666	4.6%	-40.4%	3.2%
Elkhart Community School Corp	52,704,667	54,079,660	32,824,909	35,525,645	2.6%	-39.3%	8.2%
Goshen Community School Corp	25,321,225	26,132,322	15,733,324	16,865,886	3.2%	-39.8%	7.2%
Bristol Public Library	167,646	173,362	181,226	190,069	3.4%	4.5%	4.9%
Elkhart Public Library	4,170,812	4,173,180	3,931,613	4,353,962	0.1%	-5.8%	10.7%
Goshen Public Library	1,464,890	1,541,946	1,589,341	1,662,669	5.3%	3.1%	4.6%
Nappanee Public Library	903,040	979,974	976,820	898,650	8.5%	-0.3%	-8.0%
Wakarusa-Olive Twp-Harrison Twp Lib	360,511	368,438	382,853	394,915	2.2%	3.9%	3.2%
Middlebury Public Library	644,234	660,066	683,746	708,808	2.5%	3.6%	3.7%
Elkhart Cnty Solid Waste Mgt Dist	0	0	0	0			
Goshen Redevelopment Comm	0	0	0	0			
Elkhart City Redevelopment Comm	0	147,511	0	0		-100.0%	
Nappanee Redevelopment Comm	0	0	0	0			
Elkhart County Redevelopment Comm	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
20001	Baugo Township	1.9946	--	3.8727%	--	--	--	--	--	1.9174
20002	Elkhart City-Baugo Township	3.4379	--	3.8727%	--	--	--	--	--	3.3048
20003	Benton Township	1.4892	--	3.8727%	--	--	--	--	--	1.4315
20004	Millersburg Town-Benton Township	2.5247	--	3.8727%	--	--	--	--	--	2.4269
20005	Cleveland Township	1.8097	--	3.8727%	--	--	--	--	--	1.7396
20006	Elkhart City-Cleveland Township	3.1575	--	3.8727%	--	--	--	--	--	3.0352
20007	Clinton Township	1.5903	--	3.8727%	--	--	--	--	--	1.5287
20008	Millersburg Town-Clinton Twp	2.5147	--	3.8727%	--	--	--	--	--	2.4173
20009	Concord Township	2.1555	--	3.8727%	--	--	--	--	--	2.0720
20011	Elkhart City-Concord Twp-Concord Scl	3.4178	--	3.8727%	--	--	--	--	--	3.2854
20012	Elkhart City-Concord Twp-Elkhart Schl	3.1239	--	3.8727%	--	--	--	--	--	3.0029
20013	Goshen City-Concord Township	3.0898	--	3.8727%	--	--	--	--	--	2.9701
20014	Elkhart Township	1.9541	--	3.8727%	--	--	--	--	--	1.8784
20015	Goshen City-Elkhart Township	2.9665	--	3.8727%	--	--	--	--	--	2.8516
20016	Harrison Township	1.7231	--	3.8727%	--	--	--	--	--	1.6564
20017	Wakarusa Town-Harrison Township	2.4559	--	3.8727%	--	--	--	--	--	2.3608
20018	Jackson Township	1.5114	--	3.8727%	--	--	--	--	--	1.4529
20019	Jefferson Township	1.6009	--	3.8727%	--	--	--	--	--	1.5389
20020	Locke Township	1.5772	--	3.8727%	--	--	--	--	--	1.5161
20021	Nappanee City-Locke Township	2.9294	--	3.8727%	--	--	--	--	--	2.8160
20024	Olive Township	1.7092	--	3.8727%	--	--	--	--	--	1.6430
20025	Wakarusa Town-Olive Township	2.4472	--	3.8727%	--	--	--	--	--	2.3524
20026	Osolo Township	1.7880	--	3.8727%	--	--	--	--	--	1.7188
20027	Elkhart City-Osolo Township	3.1314	--	3.8727%	--	--	--	--	--	3.0101
20028	Union Township	1.8372	--	3.8727%	--	--	--	--	--	1.7661
20029	Nappanee City-Union Township	2.9111	--	3.8727%	--	--	--	--	--	2.7984
20030	Washington Township	1.6661	--	3.8727%	--	--	--	--	--	1.6016
20031	Bristol Town	2.2544	--	3.8727%	--	--	--	--	--	2.1671
20032	York Township	1.5743	--	3.8727%	--	--	--	--	--	1.5133
20034	Middlebury Township	1.8158	--	3.8727%	--	--	--	--	--	1.7455
20035	Middlebury Town	2.4339	--	3.8727%	--	--	--	--	--	2.3396
20036	Goshen City-Harrison Township	2.7767	--	3.8727%	--	--	--	--	--	2.6692
20037	Goshen City-Jefferson Twp	2.7014	--	3.8727%	--	--	--	--	--	2.5968
20038	Middlebury Corp-York Township	2.1424	--	3.8727%	--	--	--	--	--	2.0594

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Elkhart County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type						
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	Circuit Breaker as % of Levy
Non-TIF Total	*4,216,578*	*7,122,160*	*3,127,695*	*72,422*	*14,538,854*	*204,496,326*	*7.1%*
TIF Total	*215*	*193,906*	*219,524*	*0*	*413,645*	*11,990,565*	*3.4%*
County Total	*4,216,792*	*7,316,066*	*3,347,219*	*72,422*	*14,952,499*	*216,486,891*	*6.9%*
Elkhart County	507,322	812,015	321,151	10,866	1,651,354	30,634,106	5.4%
Baugo Township	1,580	0	242	167	1,989	703,447	0.3%
Benton Township	55	59	0	9	124	139,974	0.1%
Cleveland Township	3,017	2,199	3,401	344	8,960	591,657	1.5%
Clinton Township	607	2,695	0	33	3,335	463,029	0.7%
Concord Township	27,096	36,983	14,067	766	78,912	1,541,827	5.1%
Elkhart Township	6,598	8,054	0	292	14,944	413,675	3.6%
Harrison Township	7	7	0	5	20	161,025	0.0%
Jackson Township	0	0	0	26	26	320,148	0.0%
Jefferson Township	101	11	0	38	150	392,487	0.0%
Locke Township	633	1,477	0	23	2,133	75,098	2.8%
Middlebury Township	20,155	17,905	0	178	38,238	1,591,168	2.4%
Olive Township	196	181	0	26	402	73,048	0.6%
Osolo Township	12,057	13,464	6,126	811	32,458	1,094,288	3.0%
Union Township	1,626	992	0	46	2,664	151,914	1.8%
Washington Township	265	183	0	54	502	254,512	0.2%
York Township	0	0	0	20	20	172,165	0.0%
Elkhart Civil City	919,957	2,151,368	1,390,081	8,051	4,469,457	33,928,683	13.2%
Goshen Civil City	515,617	683,428	28,810	7,101	1,234,957	13,229,238	9.3%
Nappanee Civil City	153,628	134,401	0	2,233	290,262	3,301,232	8.8%
Bristol Civil Town	10,869	13,267	0	285	24,422	1,035,719	2.4%
Middlebury Civil Town	35,526	35,765	0	324	71,615	1,713,605	4.2%
Millersburg Civil Town	2,339	11,592	0	57	13,987	276,643	5.1%
Wakarusa Civil Town	22,785	23,124	0	198	46,107	1,230,876	3.7%
Fairfield Community School Corp	2,901	12,342	0	406	15,649	5,500,603	0.3%
Baugo Community School Corp	13,616	0	9,530	1,436	24,582	6,129,180	0.4%
Concord Community School Corp	295,927	454,255	744,469	5,178	1,499,829	17,073,769	8.8%
Middlebury Community School Corp	69,266	61,291	0	1,299	131,857	12,088,940	1.1%
Wa-Nee Community School Corp	178,015	159,651	0	3,099	340,764	9,613,666	3.5%
Elkhart Community School Corp	669,088	1,432,986	498,885	15,381	2,616,339	35,525,645	7.4%
Goshen Community School Corp	568,262	771,125	0	10,224	1,349,612	16,865,886	8.0%
Bristol Public Library	792	896	0	44	1,732	190,069	0.9%
Elkhart Public Library	85,376	176,096	107,865	1,830	371,167	4,353,962	8.5%
Goshen Public Library	55,633	72,801	3,069	954	132,457	1,662,669	8.0%
Nappanee Public Library	28,684	25,051	0	480	54,215	898,650	6.0%
Wakarusa-Olive Twp-Harrison Twp Lib	2,921	2,943	0	59	5,924	394,915	1.5%
Middlebury Public Library	4,062	3,553	0	76	7,691	708,808	1.1%
Elkhart Cnty Solid Waste Mgt Dist	0	0	0	0	0	0	
Goshen Redevelopment Comm	0	0	0	0	0	0	
Elkhart City Redevelopment Comm	0	0	0	0	0	0	
Nappanee Redevelopment Comm	0	0	0	0	0	0	
Elkhart County Redevelopment Comm	0	0	0	0	0	0	
TIF - Baugo Township	0	0	0	0	0	23,702	0.0%
TIF - Benton Township	0	0	0	0	0	8,670	0.0%
TIF - Millersburg-Clinton	0	13	0	0	13	163,507	0.0%
TIF - Ec Concord School	0	8,019	49,342	0	57,361	535,481	10.7%
TIF - Nappanee-Union	0	19,874	0	0	19,874	230,749	8.6%
TIF - Cleveland Township	0	0	0	0	0	199,839	0.0%
TIF - Ec Cleveland	0	2,014	8,546	0	10,559	166,257	6.4%
TIF - Clinton Township	0	0	0	0	0	54,923	0.0%
TIF - Osolo Township	0	0	0	0	0	1,055,028	0.0%
TIF - Ec Osolo	0	289	66,090	0	66,379	1,510,230	4.4%
TIF - Goshen Civ Concord Sch	0	13	22,976	0	22,989	767,597	3.0%
TIF - Goshen	164	22,460	0	0	22,624	3,122,778	0.7%
TIF - York Township	0	0	0	0	0	372	0.0%
TIF - Middlebury Twp	0	0	0	0	0	35,939	0.0%
TIF - Middlebury Corp	0	430	0	0	430	1,029,710	0.0%
TIF - Concord Township	0	843	0	0	843	319,234	0.3%

Elkhart County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
TIF - Ec Concord	51	138,888	72,570	0	211,509	2,097,788	10.1%
TIF - Jefferson Township	0	0	0	0	0	204,727	0.0%
TIF - Nappanee-Locke	0	1,064	0	0	1,064	396,660	0.3%
TIF - Washington Township	0	0	0	0	0	67,374	0.0%
TIF - Midd Corp York Twp	0	0	0	0	0	0	
TIF - Bristol Town	0	0	0	0	0	0	

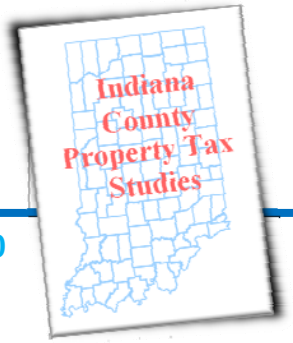
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Fayette County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Fayette County

The average homeowner saw an 18.0% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 42.9% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	4,974	80.3%	107	1.7%
No Change	513	8.3%	62	1.0%
Lower Tax Bill	709	11.4%	6,027	97.3%
Average Change in Tax Bill	**18.0%**		**-42.9%**	
Detailed Change in Tax Bill				
20% or More	3,596	58.0%	43	0.7%
10% to 19%	805	13.0%	20	0.3%
1% to 9%	573	9.2%	44	0.7%
0%	513	8.3%	62	1.0%
-1% to -9%	275	4.4%	94	1.5%
-10% to -19%	174	2.8%	200	3.2%
-20% to -29%	88	1.4%	648	10.5%
-30% to -39%	34	0.5%	1,565	25.3%
-40% to -49%	21	0.3%	1,387	22.4%
-50% to -59%	14	0.2%	786	12.7%
-60% to -69%	12	0.2%	297	4.8%
-70% to -79%	13	0.2%	233	3.8%
-80% to -89%	9	0.1%	222	3.6%
-90% to -99%	4	0.1%	142	2.3%
-100%	65	1.0%	453	7.3%
Total	**6,196**	**100.0%**	**6,196**	**100.0%**

97.3% of homeowners saw lower tax bills in 2010 than in 2007.

71.0% of homeowners saw tax increases of 10% or more from 2009 to 2010.

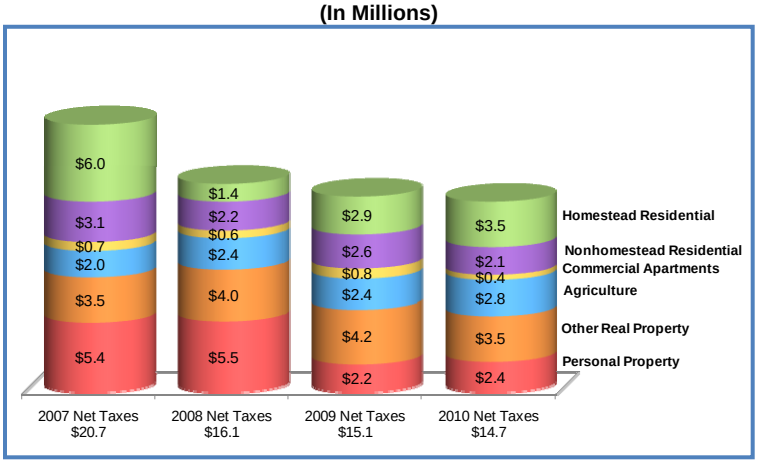
The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Note: Percentages may not total due to rounding.

Fayette County Overview

The much larger-than-average increase in homeowner tax bills had a number of causes. Property tax levies increased 5.8% in Fayette County in 2010, compared to the state average increase of 2.4%. This was in part due to increases in the county general fund levy, Connersville City road fund levy, and the Fayette School Corporation debt service and bus replacement levies. Local homestead property tax credit rates fell in Fayette County in 2010 due to a decline in the local income tax revenues that fund these credits. Fayette County homeowners benefitted somewhat less from the 1% property tax cap than did homeowners in the average county, primarily because Fayette County home values were too low and the local homestead credits too high for most homeowners to qualify for tax cap credits. In addition, the assessed value of commercial and industrial real property fell in Fayette in 2010, resulting in a tax shift to homeowners.

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



Net tax bills for all taxpayers decreased 1.9% in Fayette County from 2009 to 2010. This was a larger reduction than the statewide reduction of 1.4%. In 2010 apartment owners saw a 46.2% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw an 18.8% decrease in tax bills. Other real and personal property, mostly

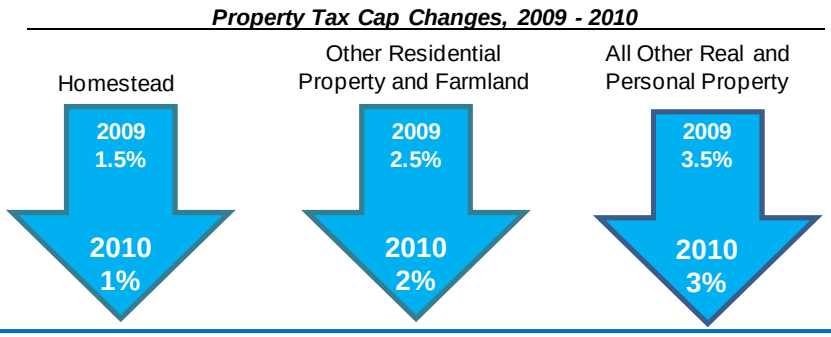
commercial and industrial land, buildings, and equipment, saw a 15.4% decrease and an 11.8% increase, respectively, in tax bills in 2010. The decrease in business real property taxes was mainly caused by the tightening of the tax caps from 3.5% to 3% for this type of property. While gross assessments for personal property declined by 1.2%, net taxable value grew by 11.5% because of a reduction in personal property deductions and exemptions. This accounts for the increase in total taxes on personal property.

Agricultural business property saw a 15.8% increase in tax payments in 2010 because of higher tax rates and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Fayette County in 2010 amounted to 14.4% of the total property tax levy. The statewide average was 6.0%. The larger percentage loss in the county was mainly due to higher-than-average tax rates in Fayette County. There were substantial circuit breaker credits in the 2% and 3% property tax cap classes. Fayette County home values were not high enough for a large share of homesteads to qualify for credits in the 1% category.

Fayette County, Connersville, and the Fayette County School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, Connersville City lost the most, at 21.3%. Losses were greatest for units that overlapped the municipalities of Connersville and Glenwood because these tax districts had the highest tax rates.

2010 Circuit Breaker Credits by Cap Category
Fayette County Total $3,121,304

1%	2%	3%	Elderly
$197,291	$1,613,558	$1,249,968	$60,487
6.3%	51.7%	40.1%	1.9%

The Effects of Recession

In Fayette County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 8.8% in December 2007 to 15.5% in July 2009. Job losses and income declines contributed to a 7.8% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Fayette County in 2010.

Fayette County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	636,946,800	622,313,400	-2.3%
Other Residential	108,393,300	99,085,900	-8.6%
Ag Business/Land	147,275,800	150,554,200	2.2%
Business Real/Personal	296,135,200	284,311,500	-4.0%
Total	**$1,188,751,100**	**$1,156,265,000**	**-2.7%**

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

In Fayette County, the gross assessed value of business real and personal property fell 4.0% in 2010. Other assessment categories decreased, and total gross assessed value in Fayette County fell 2.7%. This was lower than the state average increase of 0.6%.

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

Fayette County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*27,862,844*	*28,535,131*	*20,438,374*	*21,618,092*	*2.4%*	*-28.4%*	*5.8%*
State Unit	20,499	21,242	0	0	3.6%	-100.0%	
Fayette County	6,803,074	7,397,365	5,109,880	5,316,240	8.7%	-30.9%	4.0%
Columbia Township	7,196	7,453	7,437	7,877	3.6%	-0.2%	5.9%
Connersville Township	117,188	121,596	126,384	131,012	3.8%	3.9%	3.7%
Fairview Township	6,681	6,928	11,578	12,128	3.7%	67.1%	4.8%
Harrison Township	55,442	80,585	83,180	86,609	45.4%	3.2%	4.1%
Jackson Township	10,860	11,265	11,665	12,088	3.7%	3.6%	3.6%
Jennings Township	4,130	4,286	4,412	4,558	3.8%	2.9%	3.3%
Orange Township	8,034	8,317	11,640	12,057	3.5%	40.0%	3.6%
Posey Township	15,653	16,200	16,738	17,468	3.5%	3.3%	4.4%
Waterloo Township	5,821	6,023	6,077	6,190	3.5%	0.9%	1.9%
Connersville Civil City	7,639,463	7,920,450	7,523,958	7,802,857	3.7%	-5.0%	3.7%
Glenwood Civil Town	13,629	15,028	14,967	16,456	10.3%	-0.4%	9.9%
Fayette County School Corp	12,603,412	12,274,067	6,840,400	7,497,515	-2.6%	-44.3%	9.6%
Fayette County Public Library	551,762	644,326	670,058	695,037	16.8%	4.0%	3.7%
Fayette County Solid Waste Mgt Dist	0	0	0	0			

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
21001	Columbia Township	2.0717	15.4925%	9.4648%	--	9.1402%	--	--	--	1.3653
21002	Connersville Township	2.0936	15.4925%	9.4648%	--	9.1402%	--	--	--	1.3797
21003	Connersville City-Connersville	4.4936	15.4925%	9.4648%	--	9.1402%	--	--	--	2.9614
21005	Fairview Township	2.0898	15.4925%	9.4648%	--	9.1402%	--	--	--	1.3772
21006	Glenwood Town-Faiview Township	3.5721	15.4925%	9.4648%	--	9.1402%	--	--	--	2.3541
21007	Harrison Township	2.1019	15.4925%	9.4648%	--	9.1402%	--	--	--	1.3852
21008	Connersville City-Harrison Twp	4.4954	15.4925%	9.4648%	--	9.1402%	--	--	--	2.9626
21010	Jackson Township	2.0672	15.4925%	9.4648%	--	9.1402%	--	--	--	1.3623
21011	Jennings Township	2.0515	15.4925%	9.4648%	--	9.1402%	--	--	--	1.3520
21012	Orange Township	2.0900	15.4925%	9.4648%	--	9.1402%	--	--	--	1.3774
21013	Glenwood Town-Orange Township	3.5780	15.4925%	9.4648%	--	9.1402%	--	--	--	2.3580
21014	Posey Township	2.0865	15.4925%	9.4648%	--	9.1402%	--	--	--	1.3751
21015	Waterloo Township	2.0633	15.4925%	9.4648%	--	9.1402%	--	--	--	1.3598

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Fayette County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*197,291*	*1,613,558*	*1,249,968*	*60,487*	*3,121,304*	*21,618,092*	*14.4%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*197,291*	*1,613,558*	*1,249,968*	*60,487*	*3,121,304*	*21,618,092*	*14.4%*
Fayette County	35,191	287,977	222,937	15,120	561,225	5,316,240	10.6%
Columbia Township	0	0	0	23	23	7,877	0.3%
Connersville Township	1,371	9,197	5,830	423	16,821	131,012	12.8%
Fairview Township	0	13	0	0	13	12,128	0.1%
Harrison Township	430	5,581	5,703	313	12,027	86,609	13.9%
Jackson Township	0	0	0	46	46	12,088	0.4%
Jennings Township	0	0	0	15	15	4,558	0.3%
Orange Township	0	21	0	8	29	12,057	0.2%
Posey Township	0	0	0	2	2	17,468	0.0%
Waterloo Township	0	0	0	12	12	6,190	0.2%
Connersville Civil City	106,069	865,317	671,918	21,224	1,664,528	7,802,857	21.3%
Glenwood Civil Town	0	1,669	23	0	1,691	16,456	10.3%
Fayette County School Corp	49,630	406,135	314,409	21,324	791,498	7,497,515	10.6%
Fayette County Public Library	4,601	37,650	29,146	1,977	73,374	695,037	10.6%
Fayette County Solid Waste Mgt Dist	0	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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Floyd County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

The average homeowner saw a 9.3% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 25.4% lower than they were in 2007, before the property tax reforms.

96.0% of homeowners saw lower tax bills in 2010 than in 2007.

86.3% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

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

Comparable Homestead Property Tax Changes in Floyd County

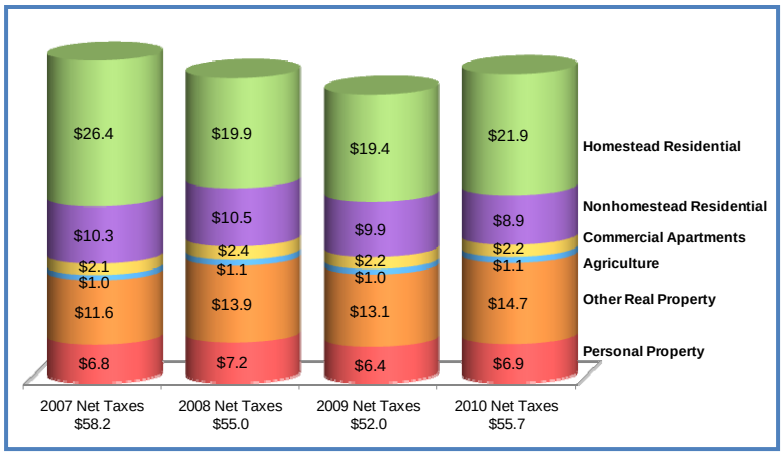
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	16,286	91.8%	623	3.5%
No Change	322	1.8%	82	0.5%
Lower Tax Bill	1,124	6.3%	17,027	96.0%
Average Change in Tax Bill	**9.3%**		**-25.4%**	
Detailed Change in Tax Bill				
20% or More	975	5.5%	178	1.0%
10% to 19%	8,909	50.2%	98	0.6%
1% to 9%	6,402	36.1%	347	2.0%
0%	322	1.8%	82	0.5%
-1% to -9%	723	4.1%	1,027	5.8%
-10% to -19%	203	1.1%	3,213	18.1%
-20% to -29%	62	0.3%	6,407	36.1%
-30% to -39%	47	0.3%	4,063	22.9%
-40% to -49%	17	0.1%	1,229	6.9%
-50% to -59%	15	0.1%	367	2.1%
-60% to -69%	8	0.0%	195	1.1%
-70% to -79%	5	0.0%	113	0.6%
-80% to -89%	11	0.1%	93	0.5%
-90% to -99%	4	0.0%	54	0.3%
-100%	29	0.2%	266	1.5%
Total	**17,732**	**100.0%**	**17,732**	**100.0%**

Note: Percentages may not total due to rounding.

Floyd County Overview

The larger-than-average increase in homeowner tax bills appears to be the result of several factors. Property tax levies increased 6.6% in Floyd County in 2010, more than the state average increase of 2.4%. The largest levy increases were in the New Albany City general fund and the New Albany-Floyd County School Corporation capital projects and bus replacement funds. These increases were only partly offset by decreases in the city's police and fire pension fund levies and the school corporation's debt service levy. Floyd County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Floyd County tax rates tend to be lower than the state average. The county also saw a decrease in local homestead property tax credit rates, partly because the local income tax revenues that fund these credits did not increase in 2010.

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



Net tax bills for all taxpayers increased 6.8% in Floyd County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 3.3% decrease in tax bills. This decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 10.0% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and

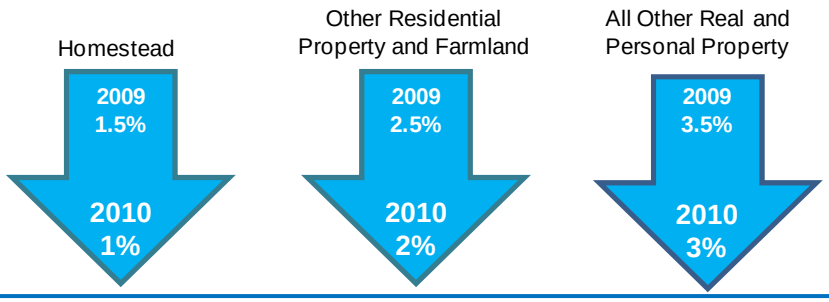
equipment, saw an 11.9% and 8.6% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Floyd County property tax levies and an increase in assessed values. Commercial and industrial property did not benefit from the tightened tax caps because Floyd County's tax rates were not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 5.2% increase in tax payments in 2010 because of the Floyd County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Floyd County in 2010 amounted to 1.9% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to lower-than-average tax rates in Floyd County. Many properties in the 2% cap category received credits. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. No commercial or industrial properties in the 3% tax cap category qualified for credits, because all Floyd County tax rates were under $3. Neither Floyd County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Floyd County Total $1,156,656

1%	2%	3%	Elderly
$88,943	$1,028,190	$0	$39,523
7.7%	88.9%	0.0%	3.4%

Floyd County, New Albany City, and New Albany-Floyd County Consolidated Schools saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, New Albany City and New Albany Flood Control lost the most, at 3.8% each. Losses were greatest for units that overlapped New Albany City because its tax district had the highest tax rate.

The Effects of Recession

In Floyd County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.0% in December 2007 to 8.3% in July 2009. Despite job losses local income tax revenue remained flat in 2010.

Floyd County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	3,344,180,000	3,325,493,496	-0.6%
Other Residential	481,200,400	488,364,950	1.5%
Ag Business/Land	64,754,900	65,801,440	1.6%
Business Real/Personal	1,240,046,450	1,272,073,930	2.6%
Total	**$5,130,181,750**	**$5,151,733,816**	**0.4%**

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

In Floyd County, the gross assessed value of business real and personal property grew 2.6% in 2010. All other assessment categories except homesteads increased, and total gross assessed value in Floyd County rose 0.4%. This was just under the state average increase of 0.6%.

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

Floyd County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*78,346,229*	*85,584,171*	*51,562,359*	*54,964,110*	*9.2%*	*-39.8%*	*6.6%*
State Unit	83,444	86,572	0	0	3.7%	-100.0%	
Floyd County	9,051,776	11,884,750	6,787,317	6,916,536	31.3%	-42.9%	1.9%
Franklin Township	11,268	11,664	9,211	10,885	3.5%	-21.0%	18.2%
Georgetown Township	76,585	5,909	0	0	-92.3%	-100.0%	
Greenville Township	100,548	107,736	97,136	99,057	7.1%	-9.8%	2.0%
Lafayette Township	33,106	24,991	23,231	24,758	-24.5%	-7.0%	6.6%
New Albany Township	168,752	176,934	170,885	197,017	4.8%	-3.4%	15.3%
New Albany Civil City	12,010,081	12,282,791	10,578,858	12,136,405	2.3%	-13.9%	14.7%
Georgetown Civil Town	229,587	244,933	248,394	259,546	6.7%	1.4%	4.5%
Greenville Civil Town	18,555	18,933	12,450	17,776	2.0%	-34.2%	42.8%
New Albany-Floyd County Consol Schools	51,811,606	56,466,500	29,441,281	30,382,102	9.0%	-47.9%	3.2%
New Albany-Floyd County Public Library	1,867,053	1,662,901	1,403,920	1,720,015	-10.9%	-15.6%	22.5%
New Albany Flood Control	858,844	855,419	576,667	575,858	-0.4%	-32.6%	-0.1%
Floyd County Solid Waste Mgt Dist	0	0	0	0			
Georgetown Twp Fire Distrct	739,612	553,734	814,260	938,450	-25.1%	47.0%	15.3%
Lafayette Twp Fire Dist	586,660	439,283	560,994	613,923	-25.1%	27.7%	9.4%
New Alabany Twp Fire Dist	698,752	761,121	837,755	1,071,782	8.9%	10.1%	27.9%
City Of New Albany Redevelopment	0	0	0	0			

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
22001	Franklin Township	1.3700	--	3.8876%	--	7.5939%	--	--	--	1.2127
22002	Georgetown Township	1.6093	--	3.8876%	--	7.5939%	--	--	--	1.4245
22003	Georgetown Town	1.9123	--	3.8876%	--	7.5939%	--	--	--	1.6927
22004	Greenville Township	1.3924	--	3.8876%	--	7.5939%	--	--	--	1.2325
22005	Greenville Town	1.4421	--	3.8876%	--	7.5939%	--	--	--	1.2765
22006	Lafayette Township	1.5014	--	3.8876%	--	7.5939%	--	--	--	1.3290
22007	New Albany Township	1.5484	--	3.8876%	--	7.5939%	--	--	--	1.3706
22008	New Albany City	2.3131	--	3.8876%	--	7.5939%	--	--	--	2.0475

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Floyd County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*88,940*	*1,028,114*	*0*	*39,518*	*1,156,572*	*54,964,110*	*2.1%*
TIF Total	*0*	*76*	*0*	*0*	*76*	*4,616,619*	*0.0%*
County Total	*88,940*	*1,028,190*	*0*	*39,518*	*1,156,648*	*59,580,729*	*1.9%*
State Unit	0	0	0	0	0	0	
Floyd County	9,191	102,451	0	4,441	116,084	6,916,536	1.7%
Franklin Township	0	0	0	2	2	10,885	0.0%
Georgetown Township	0	0	0	0	0	0	
Greenville Township	18	0	0	33	51	99,057	0.1%
Lafayette Township	0	0	0	1	1	24,758	0.0%
New Albany Township	396	4,800	0	185	5,381	197,017	2.7%
New Albany Civil City	32,858	410,294	0	12,341	455,493	12,136,405	3.8%
Georgetown Civil Town	280	0	0	83	363	259,546	0.1%
Greenville Civil Town	10	0	0	8	18	17,776	0.1%
New Albany-Floyd County Consol Schools	41,445	464,787	0	19,801	526,033	30,382,102	1.7%
New Albany-Floyd County Public Library	2,346	26,313	0	1,121	29,780	1,720,015	1.7%
New Albany Flood Control	1,559	19,468	0	586	21,613	575,858	3.8%
Floyd County Solid Waste Mgt Dist	0	0	0	0	0	0	
Georgetown Twp Fire Distrct	627	0	0	200	828	938,450	0.1%
Lafayette Twp Fire Dist	0	0	0	16	16	613,923	0.0%
New Alabany Twp Fire Dist	210	0	0	700	910	1,071,782	0.1%
City Of New Albany Redevelopment	0	0	0	0	0	0	
TIF - New Albany Township	0	0	0	0	0	915,686	0.0%
TIF - New Albany City	0	76	0	0	76	3,700,932	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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

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Fountain County
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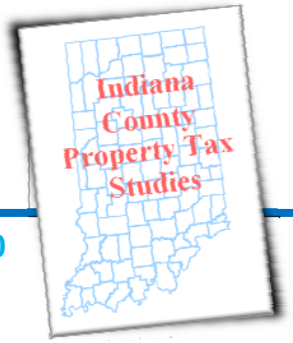


Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Fountain County

The average homeowner saw an 11.6% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 29.9% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	3,869	86.5%	289	6.5%
No Change	230	5.1%	43	1.0%
Lower Tax Bill	374	8.4%	4,141	92.6%
Average Change in Tax Bill	**11.6%**		**-29.9%**	
Detailed Change in Tax Bill				
20% or More	816	18.2%	177	4.0%
10% to 19%	1,602	35.8%	43	1.0%
1% to 9%	1,451	32.4%	69	1.5%
0%	230	5.1%	43	1.0%
-1% to -9%	207	4.6%	254	5.7%
-10% to -19%	87	1.9%	496	11.1%
-20% to -29%	25	0.6%	503	11.2%
-30% to -39%	6	0.1%	822	18.4%
-40% to -49%	7	0.2%	841	18.8%
-50% to -59%	10	0.2%	559	12.5%
-60% to -69%	9	0.2%	203	4.5%
-70% to -79%	7	0.2%	114	2.5%
-80% to -89%	3	0.1%	83	1.9%
-90% to -99%	4	0.1%	84	1.9%
-100%	9	0.2%	182	4.1%
Total	**4,473**	**100.0%**	**4,473**	**100.0%**

Note: Percentages may not total due to rounding.

92.6% of homeowners saw lower tax bills in 2010 than in 2007.

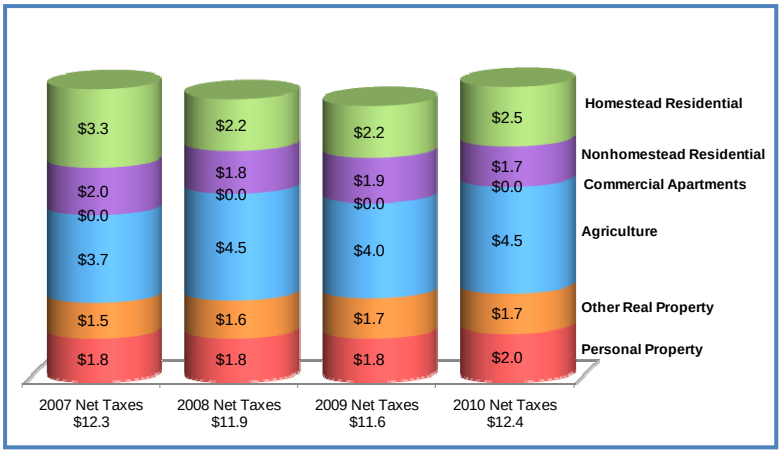
68.2% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Fountain County Overview

The larger-than-average increase in homeowner tax bills had two main causes. Property tax levies increased 7.3% in Fountain County in 2010, more than the state average increase of 2.4%. This was mainly due to increases in the Covington Community School Corporation debt service levy, and to increases in several fund levies of the Southeast Fountain School Corporation. Homeowners in Fountain County benefitted less from tax caps than did homeowners in the average Indiana county. Fountain County tax rates and home values were too low for many homeowners to be eligible for tax cap credits. Local homestead property tax credit rates were little changed in Fountain County in 2010.

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



Net tax bills for all taxpayers increased 7.0% in Fountain County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 12.1% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 9.3% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 2.1% and a 12.0% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Fountain County property tax levies. Commercial and industrial property did not benefit from the tightened tax caps because

Fountain County's tax rates were not high enough for this type of property to qualify for tax cap credits. While gross assessments for personal property grew by 1%, net taxable value grew by 6.4% because of a reduction in personal property deductions. This accounts for the larger increase in total taxes on personal property.

Agricultural business property saw an 11.2% increase in tax payments in 2010 because of the Fountain County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010

Tax Cap Credits

Tax cap credits in Fountain County in 2010 amounted to 2.8% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to lower-than-average tax rates in Fountain County and to the county having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. No commercial or industrial properties in the 3% tax cap category qualified for credits because all tax rates in Fountain County were below $3. Neither Fountain County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Fountain County Total $363,576

1%	2%	3%	Elderly
$51,341	$304,469	$0	$7,766
14.1%	83.7%	0.0%	2.1%

Fountain County, Covington City, and the Covington Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, Covington City lost the most, at 12.1%. Losses were greatest for units that overlapped the municipalities of Attica and Covington because these tax districts had the highest tax rates.

The Effects of Recession

In Fountain County the recession has had a large effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.3% in December 2007 to 14.9% in July 2009. Despite job losses and income declines, there was a 6.9% increase in local income tax revenue.

Fountain County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	465,872,900	467,585,100	0.4%
Other Residential	75,334,300	76,030,600	0.9%
Ag Business/Land	278,008,800	288,629,400	3.8%
Business Real/Personal	202,813,410	202,308,980	-0.2%
Total	**$1,022,029,410**	**$1,034,554,080**	**1.2%**

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

In Fountain County, the gross assessed value of business real and personal property decreased 0.2% in 2010. Total gross assessed value in Fountain County rose 1.2%. This was higher than the state average increase of 0.6%. Lower assessed values may result in higher tax rates for local taxpayers.

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

Fountain County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*16,750,076*	*17,714,164*	*11,480,746*	*12,319,649*	*5.8%*	*-35.2%*	*7.3%*
State Unit	16,624	17,982	0	0	8.2%	-100.0%	
Fountain County	3,926,078	4,049,669	3,134,571	3,187,098	3.1%	-22.6%	1.7%
Cain Township	12,832	12,668	12,034	12,770	-1.3%	-5.0%	6.1%
Davis Township	13,371	13,992	14,515	14,978	4.6%	3.7%	3.2%
Fulton Township	21,006	22,185	22,881	23,329	5.6%	3.1%	2.0%
Jackson Township	19,835	20,585	21,385	22,067	3.8%	3.9%	3.2%
Logan Township	34,095	35,935	37,271	37,082	5.4%	3.7%	-0.5%
Millcreek Township	21,871	22,161	22,672	23,070	1.3%	2.3%	1.8%
Richland Township	23,361	25,023	25,910	26,103	7.1%	3.5%	0.7%
Shawnee Township	20,087	19,971	21,583	21,831	-0.6%	8.1%	1.1%
Troy Township	43,991	45,435	46,289	47,676	3.3%	1.9%	3.0%
Van Buren Township	86,422	74,331	69,145	85,000	-14.0%	-7.0%	22.9%
Wabash Township	17,442	17,977	18,922	19,492	3.1%	5.3%	3.0%
Attica Civil City	736,269	775,417	778,049	791,499	5.3%	0.3%	1.7%
Covington Civil City	539,688	569,687	557,481	567,729	5.6%	-2.1%	1.8%
Hillsboro Civil Town	47,988	50,500	52,434	53,338	5.2%	3.8%	1.7%
Kingman Civil Town	54,295	55,540	58,037	58,709	2.3%	4.5%	1.2%
Mellott Civil Town	11,373	11,743	12,130	12,563	3.3%	3.3%	3.6%
Newtown Civil Town	13,342	13,970	14,065	13,001	4.7%	0.7%	-7.6%
Veedersburg Civil Town	258,011	331,486	252,834	256,108	28.5%	-23.7%	1.3%
Wallace Civil Town	685	733	733	733	7.0%	0.0%	0.0%
Attica Consolidated School Corp	3,350,431	3,395,955	1,890,882	1,962,764	1.4%	-44.3%	3.8%
Covington Community School Corp	2,713,098	2,907,678	1,685,006	2,107,565	7.2%	-42.0%	25.1%
Southeast Fountain School Corp	4,196,294	4,691,204	2,188,269	2,397,238	11.8%	-53.4%	9.5%
Covington Public Library	172,426	176,274	184,000	187,749	2.2%	4.4%	2.0%
Kingman-Millcreek Public Library	40,583	42,584	44,706	45,875	4.9%	5.0%	2.6%
Attica Public Library	179,750	186,107	182,458	207,303	3.5%	-2.0%	13.6%
Fountain County Solid Waste Mgt Dist	121,911	127,372	132,484	136,979	4.5%	4.0%	3.4%
Veedersburg Redevelopment Comm	56,917	0	0	0	-100.0%		

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
23001	Cain Township	1.3141	--	4.1818%	--	7.2911%	--	--	--	1.1633
23002	Hillsboro Town	1.8529	--	4.1818%	--	1.2283%	--	--	--	1.7527
23003	Davis Township	1.7262	--	4.1818%	--	2.9815%	--	--	--	1.6025
23004	Fulton Township	1.8204	--	4.1818%	--	3.7249%	--	--	--	1.6765
23005	Jackson Township	1.3445	--	4.1818%	--	5.0823%	--	--	--	1.2199
23006	Wallace Town	1.3538	--	4.1818%	--	8.9065%	--	--	--	1.1766
23007	Logan Township	1.7162	--	4.1818%	--	11.9261%	--	--	--	1.4398
23008	Attica City	2.5380	--	4.1818%	--	42.4794%	--	--	--	1.3537
23011	Richland Township	1.3300	--	4.1818%	--	5.1621%	--	--	--	1.2057
23012	Mellott Town	1.6455	--	4.1818%	--	32.7871%	--	--	--	1.0372
23013	Newtown Town	1.5813	--	4.1818%	--	0.1299%	--	--	--	1.5131
23014	Shawnee Township	1.5888	--	4.1818%	--	2.9562%	--	--	--	1.4754
23015	Troy Township	1.9049	--	4.1818%	--	3.9331%	--	--	--	1.7503
23016	Covington City	2.8834	--	4.1818%	--	1.6430%	--	--	--	2.7154
23017	Van Buren Township	1.5284	--	4.1818%	--	3.9360%	--	--	--	1.4043
23018	Veedersburg Town	2.1423	--	4.1818%	--	22.9872%	--	--	--	1.5603
23019	Wabash Township	1.8026	--	4.1818%	--	8.0606%	--	--	--	1.5819
23020	Millcreek Township	1.3894	--	4.1818%	--	4.9975%	--	--	--	1.2619
23021	Kingman Town	1.9839	--	4.1818%	--	6.3454%	--	--	--	1.7751

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Fountain County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*51,341*	*304,469*	*0*	*7,766*	*363,576*	*12,319,649*	*3.0%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*688,258*	*0.0%*
County Total	*51,341*	*304,469*	*0*	*7,766*	*363,576*	*13,007,907*	*2.8%*
Fountain County	9,129	54,914	0	1,717	65,760	3,187,098	2.1%
Cain Township	4	0	0	0	4	12,770	0.0%
Davis Township	0	0	0	0	0	14,978	0.0%
Fulton Township	0	0	0	6	6	23,329	0.0%
Jackson Township	0	0	0	5	5	22,067	0.0%
Logan Township	8	1,497	0	0	1,506	37,082	4.1%
Millcreek Township	29	0	0	31	59	23,070	0.3%
Richland Township	0	0	0	1	1	26,103	0.0%
Shawnee Township	14	0	0	4	18	21,831	0.1%
Troy Township	325	912	0	34	1,271	47,676	2.7%
Van Buren Township	24	434	0	46	503	85,000	0.6%
Wabash Township	27	0	0	9	37	19,492	0.2%
Attica Civil City	262	47,221	0	7	47,489	791,499	6.0%
Covington Civil City	16,090	50,977	0	1,461	68,528	567,729	12.1%
Hillsboro Civil Town	291	0	0	56	347	53,338	0.7%
Kingman Civil Town	39	0	0	44	83	58,709	0.1%
Mellott Civil Town	1	0	0	9	10	12,563	0.1%
Newtown Civil Town	0	0	0	0	0	13,001	0.0%
Veedersburg Civil Town	336	6,166	0	355	6,857	256,108	2.7%
Wallace Civil Town	0	0	0	0	0	733	0.0%
Attica Consolidated School Corp	590	58,227	0	82	58,899	1,962,764	3.0%
Covington Community School Corp	20,600	61,459	0	2,179	84,239	2,107,565	4.0%
Southeast Fountain School Corp	1,458	6,828	0	1,371	9,657	2,397,238	0.4%
Covington Public Library	1,625	5,682	0	213	7,520	187,749	4.0%
Kingman-Millcreek Public Library	55	0	0	59	114	45,875	0.2%
Attica Public Library	43	7,791	0	2	7,836	207,303	3.8%
Fountain County Solid Waste Mgt Dist	392	2,360	0	74	2,826	136,979	2.1%
Veedersburg Redevelopment Comm	0	0	0	0	0	0	
TIF - Veedersburg Redevelopment	0	0	0	0	0	688,258	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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

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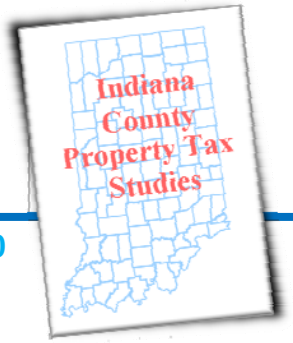

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The average homeowner saw an 8.4% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 15.7% lower than they were in 2007, before the property tax reforms.

89.9% of homeowners saw lower tax bills in 2010 than in 2007.

87.5% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

The largest percentage of homeowners have seen between a 10% and 29% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in Franklin County

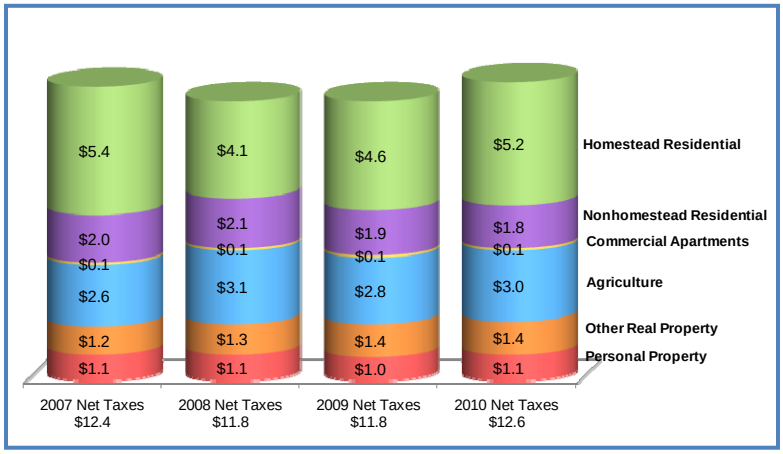
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	5,183	91.8%	549	9.7%
No Change	103	1.8%	19	0.3%
Lower Tax Bill	361	6.4%	5,079	89.9%
Average Change in Tax Bill	**8.4%**		**-15.7%**	
Detailed Change in Tax Bill				
20% or More	239	4.2%	197	3.5%
10% to 19%	1,819	32.2%	91	1.6%
1% to 9%	3,125	55.3%	261	4.6%
0%	103	1.8%	19	0.3%
-1% to -9%	258	4.6%	762	13.5%
-10% to -19%	37	0.7%	1,733	30.7%
-20% to -29%	16	0.3%	1,129	20.0%
-30% to -39%	14	0.2%	694	12.3%
-40% to -49%	9	0.2%	349	6.2%
-50% to -59%	6	0.1%	124	2.2%
-60% to -69%	5	0.1%	84	1.5%
-70% to -79%	4	0.1%	54	1.0%
-80% to -89%	6	0.1%	41	0.7%
-90% to -99%	1	0.0%	29	0.5%
-100%	5	0.1%	80	1.4%
Total	**5,647**	**100.0%**	**5,647**	**100.0%**

Note: Percentages may not total due to rounding.

Franklin County Overview

The larger-than-average increase in homeowner tax bills had two main causes. Property tax levies increased 5.0% in Franklin County in 2010, more than the state average increase of 2.4%. This was mainly due to increases in the Franklin and Batesville School Corporation levies. Homeowners in Franklin County benefitted less from tax caps than did homeowners in the average Indiana county. Franklin County tax rates were too low for homeowners to be eligible for tax cap credits. Franklin County does not provide local homestead credits.

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



Net tax bills for all taxpayers increased 6.3% in Franklin County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 14.9% decrease in tax bills. This large decrease was due mainly to significant assessed value reductions for the largest 3 of 14 total apartment parcels. Nonhomestead residential property (mostly small rental residences) saw a 2.3% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 2.7% and 5.4% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Franklin County property tax levies. Commercial and industrial property did not benefit from the tightened tax caps because Franklin County's tax rates were not high enough for this type of property to qualify for tax cap credits.

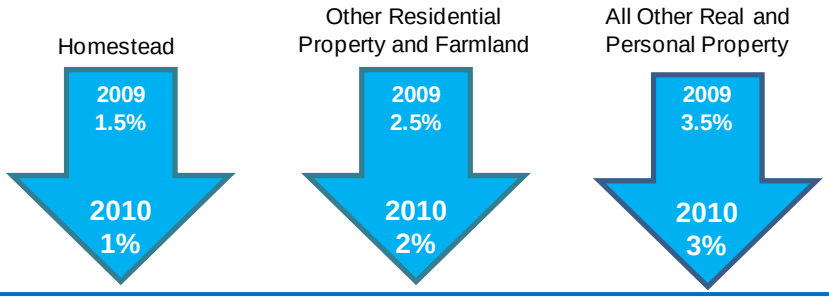
Agricultural business property saw a 6.2% increase in tax payments in 2010 because of the Franklin County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Franklin County in 2010 amounted to 0.0% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was due to the lower-than-average tax rates in Franklin County. All district tax rates were less than $2, so no properties subject to the 2% and 3% caps were eligible for circuit breaker credits. Neither Franklin County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Franklin County Total $3,054

1%	2%	3%	Elderly
$3,054	$0	$0	$0
100.0%	0.0%	0.0%	0.0%

The Franklin County Community and Batesville Community School Corporations saw the largest revenue losses from the tax caps in 2010 at $634 each. As a percentage of their total levies, no unit lost more than 0.1% from the circuit breakers.

The Effects of Recession

In Franklin County the recession affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.6% in December 2007 to 10.1% in July 2009. Job losses and income declines contributed to a 4.9% drop in local income tax revenue. As a result, local income tax revenue used for property tax relief declined in Franklin County in 2010.

Franklin County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	926,705,300	937,839,100	1.2%
Other Residential	121,203,300	122,007,900	0.7%
Ag Business/Land	225,639,300	230,177,700	2.0%
Business Real/Personal	214,669,100	214,479,670	-0.1%
Total	**$1,488,217,000**	**$1,504,504,370**	**1.1%**

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

In Franklin County, the gross assessed value of business real and personal property fell 0.1% in 2010. Other assessment categories increased, and total gross assessed value in Franklin County rose 1.1%. This was higher than the state average increase of 0.6%.

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

Franklin County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*18,183,897*	*20,140,844*	*12,128,545*	*12,739,280*	*10.8%*	*-39.8%*	*5.0%*
State Unit	24,150	26,073	0	0	8.0%	-100.0%	
Franklin County	3,042,807	3,136,346	2,766,897	2,812,303	3.1%	-11.8%	1.6%
Bath Township	8,604	8,760	9,234	9,423	1.8%	5.4%	2.0%
Blooming Grove Township	12,310	12,678	13,785	14,267	3.0%	8.7%	3.5%
Brookville Township	40,404	41,280	43,661	45,789	2.2%	5.8%	4.9%
Butler Township	7,940	7,787	8,469	8,737	-1.9%	8.8%	3.2%
Fairfield Township	8,554	8,553	9,402	9,748	0.0%	9.9%	3.7%
Highland Township	13,274	13,364	14,352	14,847	0.7%	7.4%	3.4%
Laurel Township	15,236	15,790	17,253	17,722	3.6%	9.3%	2.7%
Metamora Township	14,931	15,015	16,282	16,737	0.6%	8.4%	2.8%
Posey Township	16,117	6,207	6,869	7,013	-61.5%	10.7%	2.1%
Ray Township	20,648	19,835	21,877	20,150	-3.9%	10.3%	-7.9%
Salt Creek Township	8,221	8,416	9,394	8,629	2.4%	11.6%	-8.1%
Springfield Township	16,084	16,559	17,847	18,396	3.0%	7.8%	3.1%
Whitewater Township	32,096	31,322	34,654	35,470	-2.4%	10.6%	2.4%
Batesville Civil City	457,023	494,151	472,543	494,112	8.1%	-4.4%	4.6%
Cedar Grove Civil Town	3,113	3,383	2,843	2,841	8.7%	-16.0%	-0.1%
Laurel Civil Town	28,684	30,458	32,431	33,825	6.2%	6.5%	4.3%
Mt. Carmel Civil Town	0	0	0	0			
Oldenburg Civil Town	120,190	121,053	117,690	129,322	0.7%	-2.8%	9.9%
Brookville Civil Town	499,927	494,482	525,302	569,974	-1.1%	6.2%	8.5%
Franklin County Community School Corp	9,402,754	10,811,711	5,171,994	5,504,281	15.0%	-52.2%	6.4%
Batesville Community School Corp	3,342,308	3,625,431	1,725,543	1,876,654	8.5%	-52.4%	8.8%
Union County School Corp	347,333	478,175	347,272	341,391	37.7%	-27.4%	-1.7%
Whitewater Valley Community Library	468,269	469,170	495,019	494,181	0.2%	5.5%	-0.2%
Batesville Public Library	121,230	129,690	128,565	130,253	7.0%	-0.9%	1.3%
Southwest Franklin Co. Fire Terr	0	0	0	0			
Southeastern Indiana Solid Waste Mgt Dist	111,690	115,155	119,367	123,215	3.1%	3.7%	3.2%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
24001	Bath Township	1.5706	--	3.8177%	--	--	--	--	--	1.5106
24002	Blooming Grove Township	1.3210	--	3.8177%	--	--	--	--	--	1.2706
24003	Brookville Township	1.3067	--	3.8177%	--	--	--	--	--	1.2568
24004	Brookville Town	1.9666	--	3.8177%	--	--	--	--	--	1.8915
24005	Butler Township-East	1.1755	--	3.8177%	--	--	--	--	--	1.1306
24006	Butler Township-West	1.0512	--	3.8177%	--	--	--	--	--	1.0111
24007	Fairfield Township	1.3189	--	3.8177%	--	--	--	--	--	1.2685
24008	Highland Township	1.1838	--	3.8177%	--	--	--	--	--	1.1386
24009	Cedar Grove Town	1.2427	--	3.8177%	--	--	--	--	--	1.1953
24010	Laurel Township	1.3361	--	3.8177%	--	--	--	--	--	1.2851
24011	Laurel Town	1.8277	--	3.8177%	--	--	--	--	--	1.7579
24012	Metamora Township	1.3324	--	3.8177%	--	--	--	--	--	1.2815
24013	Posey Township	1.3123	--	3.8177%	--	--	--	--	--	1.2622
24014	Ray Township	1.1202	--	3.8177%	--	--	--	--	--	1.0774
24015	Batesville City	1.6522	--	3.8177%	--	--	--	--	--	1.5891
24016	Oldenburg Town	1.4323	--	3.8177%	--	--	--	--	--	1.3776
24017	Salt Creek Township-North	1.1825	--	3.8177%	--	--	--	--	--	1.1374
24018	Salt Creek Township-South	1.0582	--	3.8177%	--	--	--	--	--	1.0178
24019	Springfield Township	1.1890	--	3.8177%	--	--	--	--	--	1.1436
24020	Mt Carmel Town	1.1722	--	3.8177%	--	--	--	--	--	1.1274
24021	Whitewater Township	1.1859	--	3.8177%	--	--	--	--	--	1.1406
24022	Ray Township Fire Terr	1.1783	--	3.8177%	--	--	--	--	--	1.1333
24023	Salt Creek South Fire Terr	1.1235	--	3.8177%	--	--	--	--	--	1.0806
24024	Butler West Fire Terr	1.1161	--	3.8177%	--	--	--	--	--	1.0735
24025	Butler East Fire Terr	1.2404	--	3.8177%	--	--	--	--	--	1.1930
24026	Salt Creek North Fire Terr	1.2478	--	3.8177%	--	--	--	--	--	1.2002

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Franklin County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*3,054*	*0*	*0*	*0*	*3,054*	*12,739,479*	*0.0%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*3,054*	*0*	*0*	*0*	*3,054*	*12,739,479*	*0.0%*
Franklin County	538	0	0	0	538	2,812,303	0.0%
Bath Township	6	0	0	0	6	9,423	0.1%
Blooming Grove Township	0	0	0	0	0	14,267	0.0%
Brookville Township	8	0	0	0	8	45,789	0.0%
Butler Township	0	0	0	0	0	8,737	0.0%
Fairfield Township	0	0	0	0	0	9,748	0.0%
Highland Township	0	0	0	0	0	14,847	0.0%
Laurel Township	0	0	0	0	0	17,722	0.0%
Metamora Township	0	0	0	0	0	16,737	0.0%
Posey Township	3	0	0	0	3	7,013	0.0%
Ray Township	7	0	0	0	7	20,150	0.0%
Salt Creek Township	2	0	0	0	2	8,629	0.0%
Springfield Township	0	0	0	0	0	18,396	0.0%
Whitewater Township	0	0	0	0	0	35,470	0.0%
Batesville Civil City	481	0	0	0	481	494,112	0.1%
Cedar Grove Civil Town	0	0	0	0	0	2,841	0.0%
Laurel Civil Town	0	0	0	0	0	33,825	0.0%
Mt. Carmel Civil Town	0	0	0	0	0	0	
Oldenburg Civil Town	0	0	0	0	0	129,322	0.0%
Brookville Civil Town	366	0	0	0	366	569,974	0.1%
Franklin County Community School Corp	634	0	0	0	634	5,504,281	0.0%
Batesville Community School Corp	634	0	0	0	634	1,876,654	0.0%
Union County School Corp	208	0	0	0	208	341,391	0.1%
Whitewater Valley Community Library	84	0	0	0	84	494,380	0.0%
Batesville Public Library	58	0	0	0	58	130,253	0.0%
Southeastern Indiana Solid Waste Mgt Dist	24	0	0	0	24	123,215	0.0%

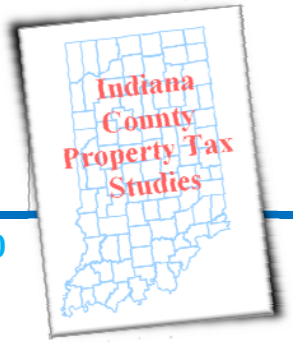
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Fulton County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Fulton County

The average homeowner saw a 12.8% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 35.8% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	3,435	67.6%	432	8.5%
No Change	302	5.9%	38	0.7%
Lower Tax Bill	1,343	26.4%	4,610	90.7%
Average Change in Tax Bill	**12.8%**		**-35.8%**	
Detailed Change in Tax Bill				
20% or More	1,594	31.4%	228	4.5%
10% to 19%	884	17.4%	81	1.6%
1% to 9%	957	18.8%	123	2.4%
0%	302	5.9%	38	0.7%
-1% to -9%	611	12.0%	184	3.6%
-10% to -19%	314	6.2%	321	6.3%
-20% to -29%	150	3.0%	483	9.5%
-30% to -39%	98	1.9%	721	14.2%
-40% to -49%	61	1.2%	894	17.6%
-50% to -59%	36	0.7%	754	14.8%
-60% to -69%	17	0.3%	464	9.1%
-70% to -79%	9	0.2%	295	5.8%
-80% to -89%	8	0.2%	190	3.7%
-90% to -99%	4	0.1%	80	1.6%
-100%	35	0.7%	224	4.4%
Total	**5,080**	**100.0%**	**5,080**	**100.0%**

Note: Percentages may not total due to rounding.

90.7% of homeowners saw lower tax bills in 2010 than in 2007.

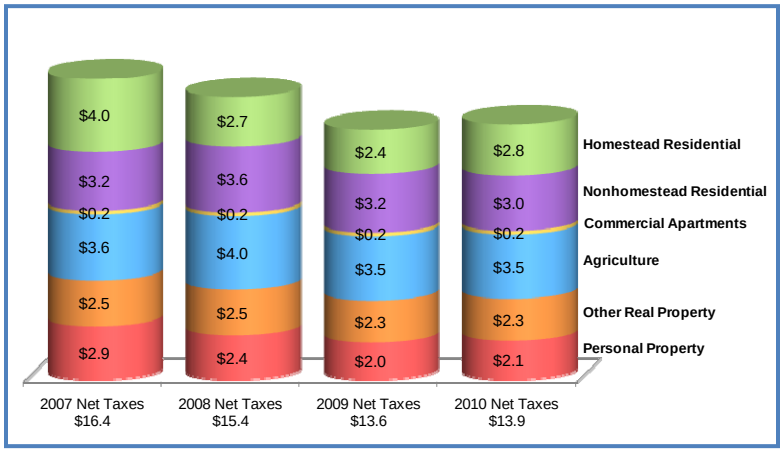
67.6% of homeowners saw tax increases of 1% or more from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 59% decrease in their tax bills from 2007 to 2010.

Fulton County Overview

The larger-than-average increase in homeowner tax bills had several causes. The county saw a small decrease in local homestead property tax credit rates, because of a decrease in the local income tax revenues which fund these credits. The portion of homestead property assessed value that does not qualify for the standard deduction or for state and local homestead credits increased by an average of 15%, so homeowner deductions and credits were calculated on a smaller base in 2010. Fulton County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because of the county's still substantial property tax credits for homeowners. Property tax levies increased 3.1% in Fulton County in 2010, slightly more than the state average increase of 2.4%. The largest levy increases were for the Rochester City general fund and several Tippecanoe Valley School Corporation funds.

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



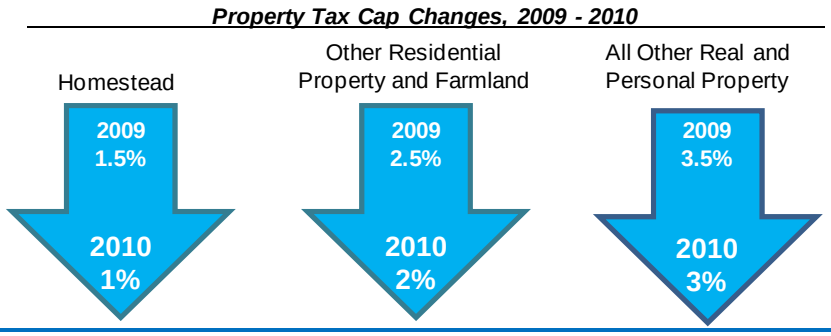
Net tax bills for all taxpayers increased 2.3% in Fulton County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 2.6% decrease in tax bills. This decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 6.8% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 0.3% decrease and a 4.5% increase,

respectively, in tax bills in 2010. These changes in tax bills were partly due to the increase in Fulton County property tax levies and partly due to changes in assessed value. After deductions and exemptions, business real property net assessed value declined by 1.0%, while personal property net assessed value grew by 3.4%. Commercial and industrial property did not benefit from the tightened tax caps, because Fulton County's tax rates were not high enough for this type of property to qualify for tax cap credits. Despite the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre, agricultural business property saw only a 0.4% increase in tax payments in 2010, partly because of the smaller overall increase in agricultural AV and partly because of declining tax rates in several rural taxing districts.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Fulton County in 2010 amounted to 0.4% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to much lower-than-average tax rates and large local homestead credits in Fulton County. Only 3 out of 14 total district tax rates were greater than $2. Nonhomestead residential property in the 2% cap category received a small amount of credits. No commercial or industrial properties in the 3% tax cap category qualified for credits, because all Fulton County tax rates were less than $3. Neither Fulton County tax rates nor home values were high enough for more than one homestead to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Fulton County Total $64,563

1%	2%	3%	Elderly
$11	$59,226	$0	$5,326
0.0%	91.7%	0.0%	8.3%

The Tippecanoe Valley School Corporation and the towns of Akron and Kewanna saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Akron lost the most at 6.2%.

The Effects of Recession

In Fulton County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.0% in December 2007 to 12.5% in July 2009. Job losses and income declines contributed to a 2.3% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Fulton County in 2010.

Fulton County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	637,453,900	648,665,870	1.8%
Other Residential	162,647,150	165,805,500	1.9%
Ag Business/Land	259,234,800	261,128,510	0.7%
Business Real/Personal	298,264,781	302,427,710	1.4%
Total	**$1,357,600,631**	**$1,378,027,590**	**1.5%**

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

In Fulton County, the gross assessed value of business real and personal property increased 1.4% in 2010. Other assessment categories increased, and total gross assessed value in Fulton County rose 1.5%. This was higher than the state average increase of 0.6%.

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

Fulton County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*23,040,269*	*23,651,403*	*15,135,589*	*15,603,983*	*2.7%*	*-36.0%*	*3.1%*
State Unit	20,814	24,206	0	0	16.3%	-100.0%	
Fulton County	5,449,678	4,763,447	3,646,338	3,652,894	-12.6%	-23.5%	0.2%
Aubbeenaubbee Township	48,247	50,306	51,954	47,294	4.3%	3.3%	-9.0%
Henry Township	65,358	67,265	70,283	72,182	2.9%	4.5%	2.7%
Liberty Township	37,316	39,722	40,465	41,617	6.4%	1.9%	2.8%
Newcastle Township	44,772	46,880	46,929	46,678	4.7%	0.1%	-0.5%
Richland Township	29,708	30,825	29,566	31,111	3.8%	-4.1%	5.2%
Rochester Township	154,782	159,137	168,847	173,712	2.8%	6.1%	2.9%
Union Township	64,886	67,088	69,289	67,385	3.4%	3.3%	-2.7%
Wayne Township	44,183	46,027	47,181	45,771	4.2%	2.5%	-3.0%
Rochester Civil City	2,241,374	2,286,493	2,248,770	2,349,530	2.0%	-1.6%	4.5%
Akron Civil Town	188,873	195,663	198,872	208,234	3.6%	1.6%	4.7%
Fulton Civil Town	36,917	37,558	40,637	41,891	1.7%	8.2%	3.1%
Kewanna Civil Town	164,474	167,106	172,812	178,792	1.6%	3.4%	3.5%
Rochester Community School Corp	7,561,053	8,264,304	3,763,764	3,827,585	9.3%	-54.5%	1.7%
Caston School Corp	2,160,394	2,228,268	1,054,900	1,103,712	3.1%	-52.7%	4.6%
Tippecanoe Valley School Corp	2,402,731	2,717,852	1,462,004	1,672,626	13.1%	-46.2%	14.4%
Culver Community School Corp	374,019	416,273	195,345	212,273	11.3%	-53.1%	8.7%
Eastern Pulaski Community School Corp	261,696	255,793	147,783	146,556	-2.3%	-42.2%	-0.8%
Akron Carnegie Public Library	209,595	226,413	215,848	215,634	8.0%	-4.7%	-0.1%
Kewanna Public Library	71,350	74,906	76,335	76,206	5.0%	1.9%	-0.2%
Fulton County Public Library	945,815	1,021,931	1,047,911	1,043,861	8.0%	2.5%	-0.4%
Fulton County Solid Waste Mgt Dist	0	0	0	0			
Fulton County Airport Authority	462,234	463,940	339,756	348,439	0.4%	-26.8%	2.6%

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
25001	Aubbeenaubbee Township	1.0502	5.3801%	4.6261%	--	40.3534%	--	--	--	0.5213
25002	Henry Township	1.8489	5.3801%	4.6261%	--	17.5906%	--	--	--	1.3387
25003	Akron Town	2.7287	5.3801%	4.6261%	--	23.8854%	--	--	--	1.8039
25004	Liberty Township	1.2955	5.3801%	4.6261%	--	18.2640%	--	--	--	0.9293
25005	Fulton Town	2.6778	5.3801%	4.6261%	--	3.6041%	--	--	--	2.3133
25006	Newcastle Township	1.7664	5.3801%	4.6261%	--	12.8740%	--	--	--	1.3622
25007	Richland Township	1.2837	5.3801%	4.6261%	--	57.1400%	--	--	--	0.4217
25008	Rochester Township	1.3177	5.3801%	4.6261%	--	21.4210%	--	--	--	0.9036
25009	Rochester City	1.9837	5.3801%	4.6261%	--	22.7388%	--	--	--	1.3341
25011	Kewanna Town	2.9548	5.3801%	4.6261%	--	41.2696%	--	--	--	1.4397
25012	Wayne Township	1.3156	5.3801%	4.6261%	--	95.3739%	--	--	--	0.0000
25013	Union Twp - Rochester Schools	1.3109	5.3801%	4.6261%	--	36.5010%	--	--	--	0.7012
25014	Union Twp - Eastern Pulaski Schools	1.2452	5.3801%	4.6261%	--	42.0017%	--	--	--	0.5976
25015	Union Twp - Caston Schools	1.3220	5.3801%	4.6261%	--	15.9815%	--	--	--	0.9784

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Fulton County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*11*	*59,226*	*0*	*5,326*	*64,563*	*15,603,983*	*0.4%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*11*	*59,226*	*0*	*5,326*	*64,563*	*15,603,983*	*0.4%*
Fulton County	2	8,137	0	1,141	9,279	3,652,894	0.3%
Aubbeenaubbee Township	0	0	0	0	0	47,294	0.0%
Henry Township	0	241	0	100	342	72,182	0.5%
Liberty Township	0	30	0	12	42	41,617	0.1%
Newcastle Township	0	0	0	7	7	46,678	0.0%
Richland Township	0	0	0	0	0	31,111	0.0%
Rochester Township	0	0	0	39	39	173,712	0.0%
Union Township	0	310	0	30	340	67,385	0.5%
Wayne Township	0	0	0	0	0	45,771	0.0%
Rochester Civil City	0	0	0	525	525	2,349,530	0.0%
Akron Civil Town	0	12,677	0	201	12,878	208,234	6.2%
Fulton Civil Town	6	2,165	0	13	2,184	41,891	5.2%
Kewanna Civil Town	0	10,719	0	27	10,745	178,792	6.0%
Rochester Community School Corp	0	0	0	920	920	3,827,585	0.0%
Caston School Corp	3	5,412	0	161	5,575	1,103,712	0.5%
Tippecanoe Valley School Corp	0	14,945	0	1,540	16,485	1,672,626	1.0%
Culver Community School Corp	0	0	0	2	2	212,273	0.0%
Eastern Pulaski Community School Corp	0	0	0	0	0	146,556	0.0%
Akron Carnegie Public Library	0	2,918	0	284	3,201	215,634	1.5%
Kewanna Public Library	0	693	0	32	725	76,206	1.0%
Fulton County Public Library	1	203	0	184	388	1,043,861	0.0%
Fulton County Solid Waste Mgt Dist	0	0	0	0	0	0	
Fulton County Airport Authority	0	776	0	109	885	348,439	0.3%

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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Gibson County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Gibson County

The average homeowner saw a 5.6% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 29.9% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	7,504	82.6%	581	6.4%
No Change	524	5.8%	170	1.9%
Lower Tax Bill	1,060	11.7%	8,337	91.7%
Average Change in Tax Bill	**5.6%**		**-29.9%**	
Detailed Change in Tax Bill				
20% or More	1,537	16.9%	230	2.5%
10% to 19%	1,753	19.3%	103	1.1%
1% to 9%	4,214	46.4%	248	2.7%
0%	524	5.8%	170	1.9%
-1% to -9%	589	6.5%	472	5.2%
-10% to -19%	253	2.8%	928	10.2%
-20% to -29%	103	1.1%	1,734	19.1%
-30% to -39%	33	0.4%	2,026	22.3%
-40% to -49%	9	0.1%	1,639	18.0%
-50% to -59%	10	0.1%	602	6.6%
-60% to -69%	10	0.1%	201	2.2%
-70% to -79%	15	0.2%	155	1.7%
-80% to -89%	12	0.1%	122	1.3%
-90% to -99%	2	0.0%	101	1.1%
-100%	24	0.3%	357	3.9%
Total	**9,088**	**100.0%**	**9,088**	**100.0%**

91.7% of homeowners saw lower tax bills in 2010 than in 2007.

65.7% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

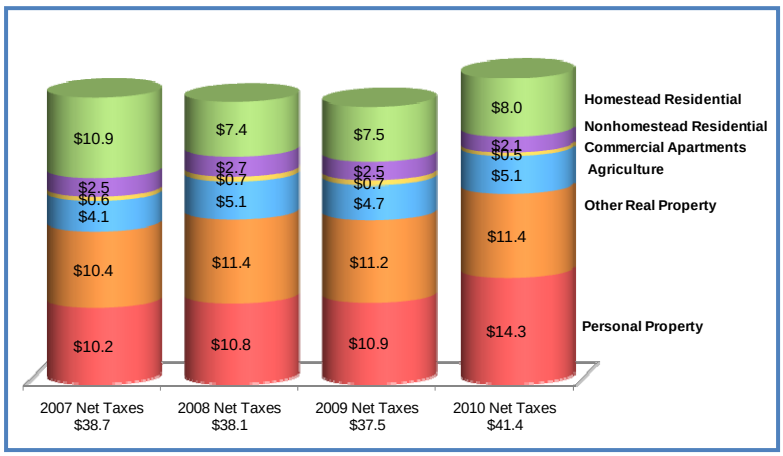
The largest percentage of homeowners have seen between a 20% and 49% decrease in their tax bills from 2007 to 2010.

Note: Percentages may not total due to rounding.

Gibson County Overview

The larger-than-average increase in homeowner tax bills was mainly the result of larger-than-average tax levy increases. Property tax levies increased 8.9% in Gibson County in 2010, much more than the state average increase of 2.4%. This was mainly due to increases in the North Gibson School Corporation debt service and capital projects levies. In addition, the assessed value of commercial and industrial real property fell in Gibson in 2010, resulting in a tax shift to homeowners. Gibson homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Gibson home values tend to be lower than the state average. Gibson County does not provide local homestead credits.

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



Net tax bills for all taxpayers increased 10.6% in Gibson County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 27.6% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 14.0% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 1.9% and 31.0% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Gibson County property tax levies and changes in net

assessed values. While gross assessments for personal property declined by 5.4%, net taxable value grew by 23.5% because of a reduction in personal property deductions. This accounts for the larger increase in total taxes on personal property. Commercial and industrial property did not benefit very much from the tightened tax caps because Gibson County's tax rates were not high enough for this type of property to qualify for tax cap credits.

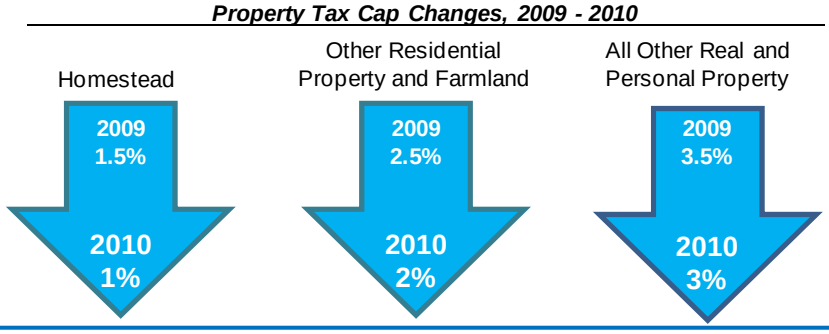
Agricultural business property saw a 7.0% increase in tax payments in 2010 because of the Gibson County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Gibson County in 2010 amounted to 3.7% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to slightly lower-than-average tax rates in Gibson County and to having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. Few commercial or industrial properties in the 3% tax cap category qualified for credits because the highest Gibson County tax rates barely exceeded $3. Neither Gibson County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Gibson County Total $1,573,746

1%	2%	3%	Elderly
$252,851	$1,009,866	$276,128	$34,902
16.1%	64.2%	17.6%	2.2%

Gibson County, Princeton City, and the North Gibson School Corp saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, Oakland City lost the most, at 20.2%. Losses were greatest for units that overlapped the municipalities of Princeton, Oakland City, and Owensville because these tax districts had the highest tax rates.

The Effects of Recession

In Gibson County the recession affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.0% in December 2007 to 8.8% in July 2009. Job losses and income declines contributed to a 0.1% increase in local income tax revenue.

Gibson County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,025,852,700	1,048,720,000	2.2%
Other Residential	107,083,600	108,828,700	1.6%
Ag Business/Land	265,191,600	277,330,500	4.6%
Business Real/Personal	1,500,554,420	1,429,558,072	-4.7%
Total	**$2,898,682,320**	**$2,864,437,272**	**-1.2%**

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

In Gibson County, the gross assessed value of business real and personal property fell 4.7% in 2010. Other assessment categories increased, and total gross assessed value in Gibson County decreased 1.2%. This was lower than the state average increase of 0.6%.

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

Gibson County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	2008-2009	2009-2010
County Total	*43,739,199*	*45,562,707*	*33,066,086*	*35,994,043*	*4.2%*	*-27.4%*	*8.9%*
State Unit	36,083	39,188	0	0	8.6%	-100.0%	
Gibson County	10,238,601	11,193,066	9,545,732	9,956,172	9.3%	-14.7%	4.3%
Barton Township	48,431	49,430	52,054	53,286	2.1%	5.3%	2.4%
Center Township	28,306	28,889	27,551	31,493	2.1%	-4.6%	14.3%
Columbia Township	87,867	90,130	94,739	98,027	2.6%	5.1%	3.5%
Johnson Township	25,284	25,832	27,209	27,631	2.2%	5.3%	1.6%
Montgomery Township	70,930	72,748	75,548	78,755	2.6%	3.8%	4.2%
Patoka Township	2,768,420	2,560,693	2,647,986	2,749,882	-7.5%	3.4%	3.8%
Union Township	166,056	169,590	173,069	179,678	2.1%	2.1%	3.8%
Wabash Township	30,243	31,259	32,593	32,227	3.4%	4.3%	-1.1%
Washington Township	22,776	23,172	24,542	25,003	1.7%	5.9%	1.9%
White River Township	53,141	54,555	56,597	59,216	2.7%	3.7%	4.6%
Princeton Civil City	2,285,577	2,285,406	2,278,151	2,238,082	0.0%	-0.3%	-1.8%
Oakland City Civil City	387,402	405,785	420,160	441,600	4.7%	3.5%	5.1%
Fort Branch Civil Town	200,977	203,731	233,177	251,336	1.4%	14.5%	7.8%
Francisco Civil Town	40,619	39,976	42,726	44,739	-1.6%	6.9%	4.7%
Haubstadt Civil Town	538,520	559,739	569,430	580,675	3.9%	1.7%	2.0%
Hazelton Civil Town	13,855	14,085	14,539	15,300	1.7%	3.2%	5.2%
Mackey Civil Town	10,015	10,195	10,800	11,211	1.8%	5.9%	3.8%
Owensville Civil Town	314,024	315,303	319,991	340,133	0.4%	1.5%	6.3%
Patoka Civil Town	21,270	21,367	22,940	23,385	0.5%	7.4%	1.9%
Somerville Civil Town	1,488	1,542	1,603	1,665	3.6%	4.0%	3.9%
East Gibson School Corp	4,137,304	4,217,608	2,169,560	2,375,350	1.9%	-48.6%	9.5%
North Gibson School Corp	9,257,853	8,869,309	4,809,943	7,019,173	-4.2%	-45.8%	45.9%
South Gibson School Corp	10,620,492	11,937,902	6,953,509	6,938,652	12.4%	-41.8%	-0.2%
Oakland City-Columbia Township Public Lib	117,776	121,030	126,999	131,769	2.8%	4.9%	3.8%
Owensville Carnegie Library	216,953	222,965	232,313	111,745	2.8%	4.2%	-51.9%
Fort Branch-Johnson Township Library	275,676	282,316	297,114	304,382	2.4%	5.2%	2.4%
Princeton-Patoka Township Public Library	458,276	443,868	466,452	486,211	-3.1%	5.1%	4.2%
Owensville-Montgomery Township Fire	286,228	293,961	305,372	319,021	2.7%	3.9%	4.5%
Gibson Co Solid Waste Mgt Dist	978,756	978,067	1,033,687	1,068,244	-0.1%	5.7%	3.3%
Gibson County Redevelopment Comm	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
26001	Barton Township	1.7782	--	4.1086%	--	--	--	--	--	1.7051
26002	Mackey Town	2.5703	--	4.1086%	--	--	--	--	--	2.4647
26003	Somerville Town	1.8076	--	4.1086%	--	--	--	--	--	1.7333
26004	Center Township	1.7476	--	4.1086%	--	--	--	--	--	1.6758
26005	Francisco Town	2.5223	--	4.1086%	--	--	--	--	--	2.4187
26006	Columbia Township	1.9760	--	4.1086%	--	--	--	--	--	1.8948
26007	Oakland City	3.3147	--	4.1086%	--	--	--	--	--	3.1785
26009	Haubstadt Town	2.4504	--	4.1086%	--	--	--	--	--	2.3497
26017	Washington Township	1.7099	--	4.1086%	--	--	--	--	--	1.6396
26018	White River Township	1.7784	--	4.1086%	--	--	--	--	--	1.7053
26019	Hazelton Town	2.3512	--	4.1086%	--	--	--	--	--	2.2546
26020	Patoka Town	1.8936	--	4.1086%	--	--	--	--	--	1.8158
26021	Montgomery Township	1.7124	--	4.1086%	--	--	--	--	--	1.6420
26022	Owensville Town	3.2983	--	4.1086%	--	--	--	--	--	3.1628
26023	Wabash Township	1.7487	--	4.1086%	--	--	--	--	--	1.6769
26024	Johnson Township	1.8515	--	4.1086%	--	--	--	--	--	1.7754
26025	Union Township	1.7688	--	4.1086%	--	--	--	--	--	1.6961
26026	Fort Branch Town	2.2141	--	4.1086%	--	--	--	--	--	2.1231
26027	Patoka Township	2.1738	--	4.1086%	--	--	--	--	--	2.0845
26028	Princeton City	3.2096	--	4.1086%	--	--	--	--	--	3.0777

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
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The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Gibson County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*252,851*	*1,009,866*	*276,128*	*34,902*	*1,573,746*	*35,994,043*	*4.4%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*6,738,780*	*0.0%*
County Total	*252,851*	*1,009,866*	*276,128*	*34,902*	*1,573,746*	*42,732,823*	*3.7%*
Gibson County	50,963	195,144	50,352	8,017	304,476	9,956,172	3.1%
Barton Township	0	43	0	27	69	53,286	0.1%
Center Township	0	73	0	7	80	31,493	0.3%
Columbia Township	535	2,556	570	104	3,764	98,027	3.8%
Johnson Township	184	189	0	17	389	27,631	1.4%
Montgomery Township	117	340	66	20	544	78,755	0.7%
Patoka Township	24,986	108,047	32,508	3,123	168,663	2,749,882	6.1%
Union Township	440	1,427	0	208	2,076	179,678	1.2%
Wabash Township	0	0	0	0	0	32,227	0.0%
Washington Township	0	0	0	29	29	25,003	0.1%
White River Township	6	58	0	26	90	59,216	0.2%
Princeton Civil City	44,937	213,578	75,076	3,588	337,178	2,238,082	15.1%
Oakland City Civil City	12,035	61,958	13,811	1,377	89,182	441,600	20.2%
Fort Branch Civil Town	1,679	5,484	0	683	7,846	251,336	3.1%
Francisco Civil Town	3	2,229	0	36	2,269	44,739	5.1%
Haubstadt Civil Town	9,309	9,915	0	857	20,080	580,675	3.5%
Hazelton Civil Town	0	713	0	3	716	15,300	4.7%
Mackey Civil Town	0	767	0	4	771	11,211	6.9%
Owensville Civil Town	9,576	27,792	5,415	1,388	44,171	340,133	13.0%
Patoka Civil Town	0	0	0	77	77	23,385	0.3%
Somerville Civil Town	0	0	0	6	6	1,665	0.3%
East Gibson School Corp	9,225	49,814	10,235	1,954	71,228	2,375,350	3.0%
North Gibson School Corp	55,463	240,742	72,104	7,809	376,118	7,019,173	5.4%
South Gibson School Corp	20,159	38,554	3,071	3,573	65,357	6,938,652	0.9%
Oakland City-Columbia Township Public Lib	1,271	6,330	1,411	192	9,204	131,769	7.0%
Owensville Carnegie Library	158	460	90	27	734	111,745	0.7%
Fort Branch-Johnson Township Library	1,443	2,234	0	261	3,938	304,382	1.3%
Princeton-Patoka Township Public Library	4,418	19,104	5,748	552	29,822	486,211	6.1%
Owensville-Montgomery Township Fire	475	1,379	269	80	2,202	319,021	0.7%
Gibson Co Solid Waste Mgt Dist	5,468	20,938	5,403	860	32,669	1,068,244	3.1%
Gibson County Redevelopment Comm	0	0	0	0	0	0	
TIF - Patoka Township	0	0	0	0	0	6,738,780	0.0%
TIF - Union Township	0	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.

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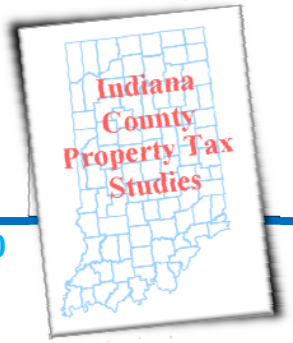

Legislative Services Agency **July 2010**

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Comparable Homestead Property Tax Changes in Grant County

	2009 to 2010 Number of Homesteads	2009 to 2010 % Share of Total	2007 to 2010 Number of Homesteads	2007 to 2010 % Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	1,129	7.0%	334	2.1%
No Change	1,228	7.6%	294	1.8%
Lower Tax Bill	13,821	85.4%	15,550	96.1%
Average Change in Tax Bill	**-17.8%**		**-51.8%**	
Detailed Change in Tax Bill				
20% or More	524	3.2%	198	1.2%
10% to 19%	107	0.7%	53	0.3%
1% to 9%	498	3.1%	83	0.5%
0%	1,228	7.6%	294	1.8%
-1% to -9%	3,495	21.6%	116	0.7%
-10% to -19%	7,654	47.3%	207	1.3%
-20% to -29%	1,262	7.8%	498	3.1%
-30% to -39%	437	2.7%	1,231	7.6%
-40% to -49%	203	1.3%	2,669	16.5%
-50% to -59%	147	0.9%	4,458	27.6%
-60% to -69%	128	0.8%	3,845	23.8%
-70% to -79%	131	0.8%	926	5.7%
-80% to -89%	144	0.9%	403	2.5%
-90% to -99%	96	0.6%	324	2.0%
-100%	124	0.8%	873	5.4%
Total	**16,178**	**100.0%**	**16,178**	**100.0%**

Note: Percentages may not total due to rounding.

The average homeowner saw a 17.8% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 51.8% lower than they were in 2007, before the property tax reforms.

96.1% of homeowners saw lower tax bills in 2010 than in 2007.

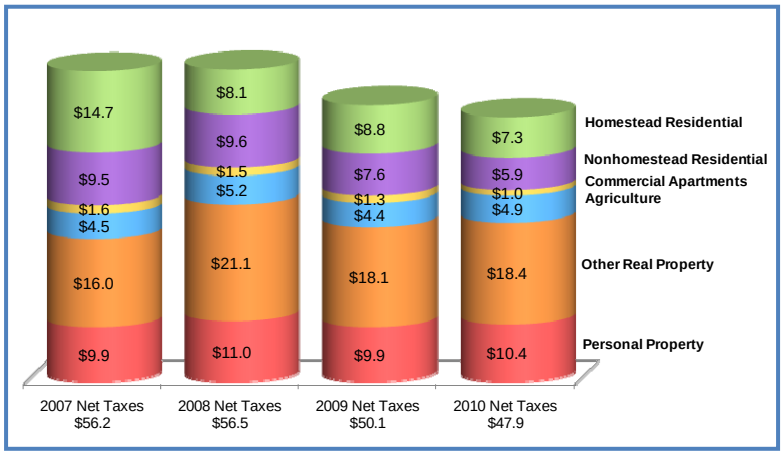
68.9% of homeowners saw tax decreases of between 1% and 19% from 2009 to 2010.

The largest percentage of homeowners have seen between a 50% and 69% decrease in their tax bills from 2007 to 2010.

Grant County Overview

The much larger-than-average decline in homeowner tax bills was due to the adoption of a local option income tax for residential property tax relief that replaced a smaller local homestead-only credit. The LOIT funded substantial credits for homesteads in Grant County. Property tax levies increased 0.9% in Grant County in 2010, less than the state average increase of 2.4%. Levy increases in the Eastbrook and Mississinewa School Corporations were offset by levy decreases in the county and Marion City. Grant County homeowners did not benefit from the one percent property tax cap as much as homeowners in the average county, primarily because the LOIT-funded credit reduced homestead tax bills.

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



Net tax bills for all taxpayers decreased 4.8% in Grant County from 2009 to 2010. This was greater than the statewide reduction of 1.4%. In 2010 apartment owners saw a 26.5% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The new LOIT-funded residential credits and, to a smaller extent, the tightening of the tax caps affected nonhomestead residential property (mostly small rental residences), which saw a decrease of 22.5% in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 1.5% and 4.3% increase, respectively, in tax bills in 2010. This was mainly because of the increase in total business property values. The tax increases were moderated by the

tightening of the tax caps from 3.5% to 3% for commercial and industrial property. Agricultural business property saw an 11.1% increase in tax payments in 2010 because of an overall 15.6% increase in assessed value including the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010

Tax Cap Credits

Tax cap credits in Grant County in 2010 amounted to 2.3% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to the influence of the LOIT-funded residential credits which reduced tax bills for most nonhomestead residential property to below the 2% cap. Neither Grant County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Grant County Total $1,381,212

1%	2%	3%	Elderly
$1,008	$413,026	$948,759	$18,420
0.1%	29.9%	68.7%	1.3%

Grant County, Marion City, and the Marion Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, the Town of Converse and the Converse Public Library lost the most, at 5.7% each. Losses were greatest for units that overlapped the municipalities of Marion, Converse, and Jonesboro because these tax districts had the highest tax rates.

The Effects of Recession

In Grant County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 6.1% in December 2007 to 12.2% in July 2009. Even with the Job losses, local income tax revenue rose by 9.3% after adjusting for the rate increase.

Grant County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,754,854,955	1,726,731,815	-1.6%
Other Residential	313,955,370	313,068,150	-0.3%
Ag Business/Land	252,417,710	291,670,130	15.6%
Business Real/Personal	1,648,474,456	1,692,756,368	2.7%
Total	**$3,969,702,491**	**$4,024,226,463**	**1.4%**

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

In Grant County, the gross assessed value of business real and personal property rose 2.7% in 2010. The gross assessed value of homesteads decreased by 1.6%, and the gross assessed value of other residential property fell slightly, by 0.3%. Agricultural assessments increased by 15.6%, and total gross assessed value in Grant County rose 1.4%. This was higher than the state average increase of 0.6%.

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

Grant County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*76,396,816*	*76,658,964*	*53,256,451*	*53,717,950*	*0.3%*	*-30.5%*	*0.9%*
State Unit	53,845	55,568	0	0	3.2%	-100.0%	
Grant County	17,513,244	17,538,528	13,182,713	12,756,029	0.1%	-24.8%	-3.2%
Center Township	254,338	262,792	366,634	290,180	3.3%	39.5%	-20.9%
Fairmount Township	44,763	46,322	48,115	49,980	3.5%	3.9%	3.9%
Franklin Township	109,731	109,281	115,826	120,250	-0.4%	6.0%	3.8%
Green Township	35,328	37,379	38,360	39,816	5.8%	2.6%	3.8%
Jefferson Township	65,750	68,349	69,499	71,918	4.0%	1.7%	3.5%
Liberty Township	24,554	25,444	26,287	27,377	3.6%	3.3%	4.1%
Mill Township	155,106	161,706	188,700	194,255	4.3%	16.7%	2.9%
Monroe Township	19,713	20,519	21,315	22,059	4.1%	3.9%	3.5%
Pleasant Township	46,414	48,463	47,382	49,102	4.4%	-2.2%	3.6%
Richland Township	23,059	23,895	24,821	25,745	3.6%	3.9%	3.7%
Sims Township	35,439	39,068	40,648	42,176	10.2%	4.0%	3.8%
Van Buren Township	39,263	41,704	41,838	42,372	6.2%	0.3%	1.3%
Washington Township	72,567	76,040	78,935	81,852	4.8%	3.8%	3.7%
Marion Civil City	15,178,157	15,626,167	14,619,096	14,251,620	3.0%	-6.4%	-2.5%
Gas City Civil City	1,103,318	1,113,624	1,124,018	1,161,919	0.9%	0.9%	3.4%
Fairmount Civil Town	535,409	554,648	574,679	596,346	3.6%	3.6%	3.8%
Fowlerton Civil Town	22,319	23,141	23,619	24,982	3.7%	2.1%	5.8%
Jonesboro Civil City	247,237	256,272	264,852	274,451	3.7%	3.3%	3.6%
Matthews Civil Town	89,319	92,498	95,869	99,343	3.6%	3.6%	3.6%
Swayzee Civil Town	121,029	125,508	131,136	135,879	3.7%	4.5%	3.6%
Sweetser Civil Town	81,421	84,146	85,385	90,792	3.3%	1.5%	6.3%
Upland Civil Town	300,279	316,106	327,986	340,231	5.3%	3.8%	3.7%
Van Buren Civil Town	177,692	185,976	205,444	233,224	4.7%	10.5%	13.5%
Converse Civil Town	46,141	46,482	45,397	51,098	0.7%	-2.3%	12.6%
Eastbrook Community School Corp	4,607,123	4,453,696	2,569,951	3,126,581	-3.3%	-42.3%	21.7%
Madison-Grant United School Corp	3,163,824	3,364,500	1,686,834	1,883,531	6.3%	-49.9%	11.7%
Mississinewa Community School Corp	4,315,497	4,429,794	2,537,474	3,082,617	2.6%	-42.7%	21.5%
Marion Community School Corp	20,228,969	20,233,196	8,966,633	8,771,556	0.0%	-55.7%	-2.2%
Oak Hill United School Corp	5,023,648	4,384,150	2,967,168	2,939,057	-12.7%	-32.3%	-0.9%
Fairmount Public Library	52,526	54,414	56,444	58,633	3.6%	3.7%	3.9%
Gas City-Mill Township Public Library	398,164	429,814	425,669	456,966	7.9%	-1.0%	7.4%
Jonesboro Public Library	35,909	37,265	38,759	40,224	3.8%	4.0%	3.8%
Marion Public Library	1,756,908	1,865,915	1,910,753	1,971,543	6.2%	2.4%	3.2%
Matthews Public Library	6,269	6,497	6,753	5,261	3.6%	3.9%	-22.1%
Swayzee Public Library	43,046	44,603	46,348	48,051	3.6%	3.9%	3.7%
Barton-Rees-Pogue Memorial Library	32,177	33,705	35,088	36,413	4.7%	4.1%	3.8%
Van Buren Public Library	71,185	74,493	77,487	77,665	4.6%	4.0%	0.2%
Converse Public Library	3,796	3,836	3,749	3,833	1.1%	-2.3%	2.2%
East Central Indiana Solid Waste Mgt Dist	130,127	134,288	138,787	143,023	3.2%	3.4%	3.1%
Gas City Redevelopment Comm	75,780	74,298	0	0	-2.0%	-100.0%	
Van Buren Town Redevelopment Comm	34,357	34,717	0	0	1.0%	-100.0%	
Converse Redevelopment Comm	1,515	0	0	0	-100.0%		
Marion City Redevelopment Comm	20,561	20,157	0	0	-2.0%	-100.0%	

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
27001	Center Township	1.5932	1.7000%	4.3724%	--	--	--	--	41.9772%	0.8277
27002	Marion City-Center Township	3.2278	1.7000%	4.3724%	--	--	--	--	41.9772%	1.6769
27004	Fairmont Town	2.7278	1.7000%	4.3724%	--	--	--	--	41.9772%	1.4171
27006	Franklin Township-Marion School	1.4689	1.7000%	4.3724%	--	--	--	--	41.9772%	0.7631
27007	Franklin Township-Oak Hill School	2.0350	1.7000%	4.3724%	--	--	--	--	41.9772%	1.0572
27008	Marion City-Franklin Township	3.2165	1.7000%	4.3724%	--	--	--	--	41.9772%	1.6710
27009	Sweetser Town-Franklin Township	2.3188	1.7000%	4.3724%	--	--	--	--	41.9772%	1.2046
27010	Green Township	1.6108	1.7000%	4.3724%	--	--	--	--	41.9772%	0.8368
27011	Jefferson Township	1.6968	1.7000%	4.3724%	--	--	--	--	41.9772%	0.8815
27012	Matthews Town	2.5819	1.7000%	4.3724%	--	--	--	--	41.9772%	1.3413
27013	Upland Town	2.2535	1.7000%	4.3724%	--	--	--	--	41.9772%	1.1707
27015	Liberty Township	1.5606	1.7000%	4.3724%	--	--	--	--	41.9772%	0.8107
27016	Mill Township	2.3920	1.7000%	4.3724%	--	--	--	--	41.9772%	1.2427
27017	Marion City-Mill Township	3.8397	1.7000%	4.3724%	--	--	--	--	41.9772%	1.9947
27018	Gas City-Mill Township	3.1525	1.7000%	4.3724%	--	--	--	--	41.9772%	1.6377
27019	Jonesboro Town	3.3650	1.7000%	4.3724%	--	--	--	--	41.9772%	1.7481
27020	Monroe Township	1.6361	1.7000%	4.3724%	--	--	--	--	41.9772%	0.8500
27021	Pleasant Township-Marion School	1.4446	1.7000%	4.3724%	--	--	--	--	41.9772%	0.7505
27022	Pleasant Township-Oak Hill School	2.0107	1.7000%	4.3724%	--	--	--	--	41.9772%	1.0446
27023	Marion City-Pleasant Township	3.2023	1.7000%	4.3724%	--	--	--	--	41.9772%	1.6636
27024	Sweetser Town-Pleasant Township	2.3046	1.7000%	4.3724%	--	--	--	--	41.9772%	1.1972
27025	Richland Township	2.0570	1.7000%	4.3724%	--	--	--	--	41.9772%	1.0686
27026	Converse Town	3.7844	1.7000%	4.3724%	--	--	--	--	41.9772%	1.9660
27027	Sims Township	2.1470	1.7000%	4.3724%	--	--	--	--	41.9772%	1.1154
27028	Swayzee Town	2.8087	1.7000%	4.3724%	--	--	--	--	41.9772%	1.4591
27029	Van Buren Township	1.7789	1.7000%	4.3724%	--	--	--	--	41.9772%	0.9241
27030	Van Buren Town	2.5315	1.7000%	4.3724%	--	--	--	--	41.9772%	1.3151
27031	Washington Township-Eastbrook	1.6871	1.7000%	4.3724%	--	--	--	--	41.9772%	0.8765
27032	Washington Township-Marion Sch	1.5020	1.7000%	4.3724%	--	--	--	--	41.9772%	0.7803
27033	Marion City-Washington Township	3.2174	1.7000%	4.3724%	--	--	--	--	41.9772%	1.6715
27034	Fairmont Township	1.6573	1.7000%	4.3724%	--	--	--	--	41.9772%	0.8610
27035	Fowlerton Town	2.5169	1.7000%	4.3724%	--	--	--	--	41.9772%	1.3075
27036	Gas City-Jefferson Township	2.7084	1.7000%	4.3724%	--	--	--	--	41.9772%	1.4070
27037	Gas City-Monroe Township	2.7053	1.7000%	4.3724%	--	--	--	--	41.9772%	1.4054
27038	Gas City-Center Township	2.5406	1.7000%	4.3724%	--	--	--	--	41.9772%	1.3199
27040	Marion City-Monroe Township	3.3925	1.7000%	4.3724%	--	--	--	--	41.9772%	1.7624

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Grant County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*1,008*	*384,683*	*773,590*	*18,420*	*1,177,700*	*53,717,950*	*2.2%*
TIF Total	*0*	*28,343*	*175,169*	*0*	*203,512*	*5,909,179*	*3.4%*
County Total	*1,008*	*413,026*	*948,759*	*18,420*	*1,381,212*	*59,627,129*	*2.3%*
Grant County	224	76,984	147,480	4,041	228,729	12,756,029	1.8%
Center Township	0	850	3,826	103	4,779	290,180	1.6%
Fairmount Township	0	6	0	16	23	49,980	0.0%
Franklin Township	1	681	1,751	21	2,454	120,250	2.0%
Green Township	0	0	0	0	0	39,816	0.0%
Jefferson Township	0	69	0	6	75	71,918	0.1%
Liberty Township	0	0	0	0	0	27,377	0.0%
Mill Township	16	3,518	1,314	110	4,957	194,255	2.6%
Monroe Township	0	8	79	2	89	22,059	0.4%
Pleasant Township	3	253	398	19	674	49,102	1.4%
Richland Township	0	137	63	1	201	25,745	0.8%
Sims Township	1	708	0	10	719	42,176	1.7%
Van Buren Township	0	0	0	6	6	42,372	0.0%
Washington Township	0	3	180	10	194	81,852	0.2%
Marion Civil City	283	131,296	337,218	4,394	473,191	14,251,620	3.3%
Gas City Civil City	0	11,432	12,629	597	24,658	1,161,919	2.1%
Fairmount Civil Town	0	410	0	614	1,024	596,346	0.2%
Fowlerton Civil Town	0	6	0	41	47	24,982	0.2%
Jonesboro Civil City	0	211	8,049	428	8,688	274,451	3.2%
Matthews Civil Town	0	85	0	25	110	99,343	0.1%
Swayzee Civil Town	10	76	0	84	169	135,879	0.1%
Sweetser Civil Town	10	76	0	77	164	90,792	0.2%
Upland Civil Town	0	1,895	0	156	2,050	340,231	0.6%
Van Buren Civil Town	0	7	0	46	54	233,224	0.0%
Converse Civil Town	0	544	2,386	3	2,932	51,098	5.7%
Eastbrook Community School Corp	0	3,841	4,609	497	8,947	3,126,581	0.3%
Madison-Grant United School Corp	0	329	0	591	920	1,883,531	0.0%
Mississinewa Community School Corp	139	54,084	30,878	1,902	87,002	3,082,617	2.8%
Marion Community School Corp	144	56,088	167,719	2,635	226,586	8,771,556	2.6%
Oak Hill United School Corp	112	15,125	1,984	961	18,182	2,939,057	0.6%
Fairmount Public Library	0	21	0	37	58	58,633	0.1%
Gas City-Mill Township Public Library	23	5,888	3,364	228	9,503	456,966	2.1%
Jonesboro Public Library	0	31	1,180	63	1,273	40,224	3.2%
Marion Public Library	39	18,163	46,650	608	65,460	1,971,543	3.3%
Matthews Public Library	0	5	0	1	6	5,261	0.1%
Swayzee Public Library	1	747	0	13	761	48,051	1.6%
Barton-Rees-Pogue Memorial Library	0	203	0	17	219	36,413	0.6%
Van Buren Public Library	0	1	0	12	13	77,665	0.0%
Converse Public Library	0	41	179	0	220	3,833	5.7%
East Central Indiana Solid Waste Mgt Dist	3	863	1,654	45	2,565	143,023	1.8%
Gas City Redevelopment Comm	0	0	0	0	0	0	
Van Buren Town Redevelopment Comm	0	0	0	0	0	0	
Converse Redevelopment Comm	0	0	0	0	0	0	
Marion City Redevelopment Comm	0	0	0	0	0	0	
TIF - Center Twp	0	0	0	0	0	0	
TIF - Marion/Center	0	25,649	26,013	0	51,662	1,099,509	4.7%
TIF - Marion/Franklin	0	488	114,718	0	115,206	2,236,439	5.2%
TIF - Gas City Corp	0	1,836	2,459	0	4,295	1,115,185	0.4%
TIF - Marion/Pleasant	0	0	10,492	0	10,492	292,272	3.6%
TIF - Van Buren Corp	0	0	0	0	0	432,063	0.0%
TIF - Marion/Washington	0	0	567	0	567	10,639	5.3%
TIF - Gas City/Jeffers	0	198	0	0	198	122,347	0.2%
TIF - Gas City/Monroe	0	36	0	0	36	380,617	0.0%
TIF - Marion/Monroe	0	137	20,920	0	21,057	220,108	9.6%

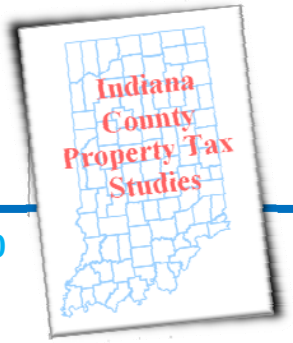
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Greene County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 6.5% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 33.9% lower than they were in 2007, before the property tax reforms.

Comparable Homestead Property Tax Changes in Greene County

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	5,907	74.2%	724	9.1%
No Change	446	5.6%	14	0.2%
Lower Tax Bill	1,608	20.2%	7,223	90.7%
Average Change in Tax Bill	**6.5%**		**-33.9%**	
Detailed Change in Tax Bill				
20% or More	1,773	22.3%	300	3.8%
10% to 19%	1,965	24.7%	154	1.9%
1% to 9%	2,169	27.2%	270	3.4%
0%	446	5.6%	14	0.2%
-1% to -9%	677	8.5%	403	5.1%
-10% to -19%	379	4.8%	585	7.3%
-20% to -29%	189	2.4%	850	10.7%
-30% to -39%	100	1.3%	1,435	18.0%
-40% to -49%	55	0.7%	1,460	18.3%
-50% to -59%	32	0.4%	1,038	13.0%
-60% to -69%	26	0.3%	461	5.8%
-70% to -79%	19	0.2%	213	2.7%
-80% to -89%	15	0.2%	162	2.0%
-90% to -99%	17	0.2%	142	1.8%
-100%	99	1.2%	474	6.0%
Total	**7,961**	**100.0%**	**7,961**	**100.0%**

Note: Percentages may not total due to rounding.

90.7% of homeowners saw lower tax bills in 2010 than in 2007.

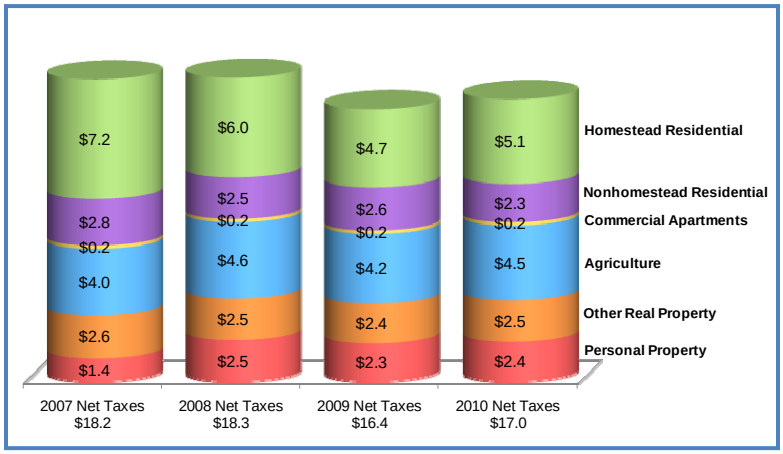
74.2% of homeowners saw tax increases of 1% or more from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 59% decrease in their tax bills from 2007 to 2010.

Greene County Overview

The larger-than-average increase in homeowner tax bills was mainly the result of larger-than-average tax levy increases. Property tax levies increased 11.4% in Greene County in 2010, much more than the state average increase of 2.4%. Most of the levy increases occurred in the county general fund, the White River Valley School Corporation transportation and debt service funds, and the Linton-Stockton School Corporation debt service fund. Many taxing units had balances in their levy excess funds that were used to temporarily reduce levies in 2009. While the 2010 levy increases seem large, they mostly restore these levies to normal levels. Greene County homeowners benefitted from the one percent property tax cap at about the same rate as homeowners in the average county. Greene County does not provide local homestead credits.

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



Net tax bills for all taxpayers increased 4.8% in Greene County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 52.9% increase in tax bills. This large increase was due mainly to new investment and a significant increase in assessed value in 2 of 37 existing parcels. The other 35 parcels saw a 3.7% decrease in tax bills, due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 13.1% decrease in tax bills. Other real and personal property, mostly commercial and

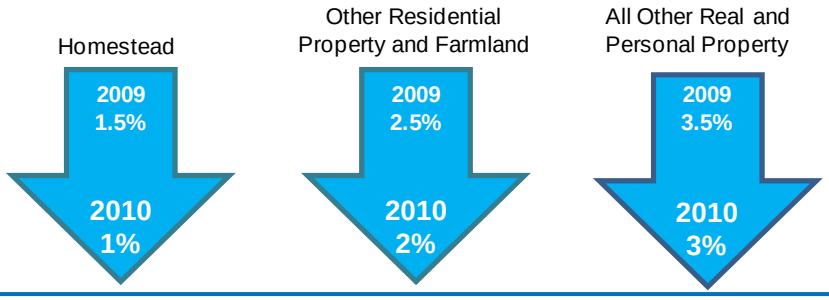
industrial land, buildings, and equipment, saw a 6.5% and 4.1% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Greene County property tax levies. Commercial and industrial property did not benefit very much from the tightened tax caps because Greene County's tax rates were mostly not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw an 8.4% increase in tax payments in 2010 because of the Greene County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Greene County in 2010 amounted to 7.7% of the total property tax levy. The statewide average was 6.3%. The larger percentage loss in the county was partly due to slightly higher-than-average tax rates in Greene County. Half of the district tax rates exceed $2, so most properties in those districts that are subject to the 2% cap received circuit breaker credits. Few commercial or industrial properties in the 3% tax cap category qualified for credits because the tax rate significantly exceeded $3 in only one taxing district and barely exceeded $3 in three other districts. Neither Greene County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Greene County Total $1,464,857

1%	2%	3%	Elderly
$250,614	$1,044,472	$146,221	$23,550
17.1%	71.3%	10.0%	1.6%

Greene County and the Eastern Consolidated School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, Jasonville City and the Jasonville Public Library lost the most, at 25.9% each. Losses were greatest for units that overlapped the municipalities of Jasonville and Linton because these tax districts had the highest tax rates.

The Effects of Recession

In Greene County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.9% in December 2007 to 7.9% in July 2009. Despite job losses, local income tax revenue increased by 0.9%.

Greene County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	756,799,600	766,899,200	1.3%
Other Residential	88,525,700	95,207,200	7.5%
Ag Business/Land	224,244,900	232,581,700	3.7%
Business Real/Personal	270,143,830	266,540,932	-1.3%
Total	**$1,339,714,030**	**$1,361,229,032**	**1.6%**

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

In Greene County, the gross assessed value of business real and personal property fell 1.3% in 2010. Other assessment categories increased, and total gross assessed value in Greene County rose 1.6%. This was higher than the state average increase of 0.6%.

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

Greene County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*23,799,260*	*25,894,332*	*16,563,706*	*18,448,702*	*8.8%*	*-36.0%*	*11.4%*
State Unit	19,929	21,538	0	0	8.1%	-100.0%	
Greene County	5,961,948	5,779,488	4,495,581	4,915,785	-3.1%	-22.2%	9.3%
Beech Creek Township	49,404	52,295	74,667	78,612	5.9%	42.8%	5.3%
Cass Township	19,942	20,271	21,111	22,471	1.6%	4.1%	6.4%
Center Township	87,581	96,442	75,901	103,385	10.1%	-21.3%	36.2%
Fairplay Township	23,496	25,928	26,953	31,361	10.4%	4.0%	16.4%
Grant Township	20,600	21,275	20,901	23,043	3.3%	-1.8%	10.2%
Highland Township	20,112	21,542	21,636	22,237	7.1%	0.4%	2.8%
Jackson Township	49,537	42,458	36,815	36,869	-14.3%	-13.3%	0.1%
Jefferson Township	57,918	58,102	56,936	39,597	0.3%	-2.0%	-30.5%
Richland Township	59,262	60,892	58,824	62,826	2.8%	-3.4%	6.8%
Smith Township	25,603	22,604	25,203	12,034	-11.7%	11.5%	-52.3%
Stafford Township	8,813	10,044	10,448	11,152	14.0%	4.0%	6.7%
Stockton Township	137,988	142,607	143,786	149,509	3.3%	0.8%	4.0%
Taylor Township	48,396	23,161	19,680	24,136	-52.1%	-15.0%	22.6%
Washington Township	28,570	27,790	29,231	30,899	-2.7%	5.2%	5.7%
Wright Township	92,803	170,850	96,357	106,332	84.1%	-43.6%	10.4%
Linton Civil City	948,203	990,974	942,785	989,493	4.5%	-4.9%	5.0%
Jasonville Civil City	264,885	303,290	292,722	325,683	14.5%	-3.5%	11.3%
Bloomfield Civil Town	263,572	267,661	262,564	286,802	1.6%	-1.9%	9.2%
Lyons Civil Town	80,338	83,655	83,546	90,299	4.1%	-0.1%	8.1%
Newberry Civil Town	17,179	17,018	18,318	19,502	-0.9%	7.6%	6.5%
Switz City Civil Town	15,406	15,826	14,921	16,366	2.7%	-5.7%	9.7%
Worthington Civil Town	139,770	148,308	148,686	160,645	6.1%	0.3%	8.0%
Bloomfield School Dist	3,399,252	3,539,344	1,753,494	1,852,780	4.1%	-50.5%	5.7%
Eastern Consolidated School Corp	2,696,893	3,898,780	2,826,996	3,094,560	44.6%	-27.5%	9.5%
Linton-Stockton School Corp	3,656,200	3,769,544	1,907,481	2,167,489	3.1%	-49.4%	13.6%
M.S.D. Shakamak School Corp	1,063,321	1,280,001	606,129	691,249	20.4%	-52.6%	14.0%
White River Valley Consol School Corp	3,988,291	4,263,511	1,722,066	2,308,247	6.9%	-59.6%	34.0%
Jasonville Public Library	26,629	30,561	29,594	31,060	14.8%	-3.2%	5.0%
Linton Public Library	142,230	306,314	344,733	321,562	115.4%	12.5%	-6.7%
Worthington Public Library	65,133	66,567	66,341	75,963	2.2%	-0.3%	14.5%
Bloomfield-Eastern Greene County Public Lib	320,056	315,691	329,300	346,754	-1.4%	4.3%	5.3%
Greene County Solid Waste	0	0	0	0			
Greene County Redevelopment Comm	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
28001	Beech Creek Township	3.0218	--	4.7114%	--	--	--	--	--	2.8794
28002	Cass Township	1.6541	--	4.7114%	--	--	--	--	--	1.5762
28003	Newberry Town	2.7446	--	4.7114%	--	--	--	--	--	2.6153
28004	Center Township	3.0011	--	4.7114%	--	--	--	--	--	2.8597
28005	Fairplay Township	1.6052	--	4.7114%	--	--	--	--	--	1.5296
28006	Switz City-Fairplay Township	1.9469	--	4.7114%	--	--	--	--	--	1.8552
28007	Grant Township	1.5859	--	4.7114%	--	--	--	--	--	1.5112
28008	Switz City-Grant Township	1.9442	--	4.7114%	--	--	--	--	--	1.8526
28009	Highland Township	1.9978	--	4.7114%	--	--	--	--	--	1.9037
28010	Jackson Township	2.9534	--	4.7114%	--	--	--	--	--	2.8143
28011	Jefferson Township	1.7188	--	4.7114%	--	--	--	--	--	1.6378
28012	Worthington Town	2.4748	--	4.7114%	--	--	--	--	--	2.3582
28015	Smith Township	1.5634	--	4.7114%	--	--	--	--	--	1.4897
28016	Stafford Township	1.5648	--	4.7114%	--	--	--	--	--	1.4911
28017	Stockton Township	2.2082	--	4.7114%	--	--	--	--	--	2.1042
28018	Linton City	3.1337	--	4.7114%	--	--	--	--	--	2.9861
28019	Taylor Township	1.9808	--	4.7114%	--	--	--	--	--	1.8875
28020	Washington Township	1.5897	--	4.7114%	--	--	--	--	--	1.5148
28021	Lyons Town	2.6987	--	4.7114%	--	--	--	--	--	2.5716
28022	Wright Township	2.0976	--	4.7114%	--	--	--	--	--	1.9988
28023	Jasonville City	3.7864	--	4.7114%	--	--	--	--	--	3.6080
28024	Richland Township	1.9947	--	4.7114%	--	--	--	--	--	1.9007
28025	Bloomfield Town	2.5283	--	4.7114%	--	--	--	--	--	2.4092

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Greene County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*250,614*	*1,044,472*	*146,221*	*23,550*	*1,464,857*	*18,448,702*	*7.9%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*459,357*	*0.0%*
County Total	*250,614*	*1,044,472*	*146,221*	*23,550*	*1,464,857*	*18,908,059*	*7.7%*
Greene County	53,541	217,910	26,534	5,874	303,859	4,915,785	6.2%
Beech Creek Township	2,883	9,649	125	24	12,681	78,612	16.1%
Cass Township	13	72	0	10	96	22,471	0.4%
Center Township	4,277	11,698	8	293	16,276	103,385	15.7%
Fairplay Township	13	0	0	19	33	31,361	0.1%
Grant Township	0	0	0	45	45	23,043	0.2%
Highland Township	124	0	0	0	124	22,237	0.6%
Jackson Township	941	4,736	0	17	5,694	36,869	15.4%
Jefferson Township	47	696	0	56	799	39,597	2.0%
Richland Township	150	599	0	119	868	62,826	1.4%
Smith Township	5	0	0	4	9	12,034	0.1%
Stafford Township	46	0	0	5	51	11,152	0.5%
Stockton Township	1,268	6,521	1,047	197	9,032	149,509	6.0%
Taylor Township	85	0	0	29	113	24,136	0.5%
Washington Township	22	237	0	9	268	30,899	0.9%
Wright Township	457	4,704	2,247	38	7,446	106,332	7.0%
Linton Civil City	16,996	81,435	22,704	1,543	122,679	989,493	12.4%
Jasonville Civil City	3,129	48,915	32,231	148	84,422	325,683	25.9%
Bloomfield Civil Town	2,553	13,507	0	555	16,615	286,802	5.8%
Lyons Civil Town	572	6,301	0	223	7,096	90,299	7.9%
Newberry Civil Town	177	968	0	35	1,180	19,502	6.1%
Switz City Civil Town	0	0	0	3	3	16,366	0.0%
Worthington Civil Town	527	7,804	0	492	8,823	160,645	5.5%
Bloomfield School Dist	8,302	26,400	0	2,733	37,436	1,852,780	2.0%
Eastern Consolidated School Corp	111,973	370,424	1,612	4,644	488,652	3,094,560	15.8%
Linton-Stockton School Corp	25,438	125,927	28,111	3,049	182,526	2,167,489	8.4%
M.S.D. Shakamak School Corp	3,629	43,734	24,272	260	71,894	691,249	10.4%
White River Valley Consol School Corp	2,451	15,049	0	2,037	19,537	2,308,247	0.8%
Jasonville Public Library	298	4,665	3,074	14	8,051	31,060	25.9%
Linton Public Library	3,774	18,682	4,170	452	27,079	321,562	8.4%
Worthington Public Library	90	1,335	0	107	1,532	75,963	2.0%
Bloomfield-Eastern Greene County Public Lib	6,834	22,504	87	516	29,941	346,754	8.6%
Greene County Solid Waste	0	0	0	0	0	0	
Greene County Redevelopment Comm	0	0	0	0	0	0	
TIF - Fairplay	0	0	0	0	0	434,261	0.0%
TIF - Jefferson	0	0	0	0	0	25,036	0.0%
TIF - Taylor	0	0	0	0	0	59	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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Hamilton County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

The average homeowner saw a 1.2% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 24.1% lower than they were in 2007, before the property tax reforms.

98.3% of homeowners saw lower tax bills in 2010 than in 2007.

81.2% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 10% and 29% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in Hamilton County

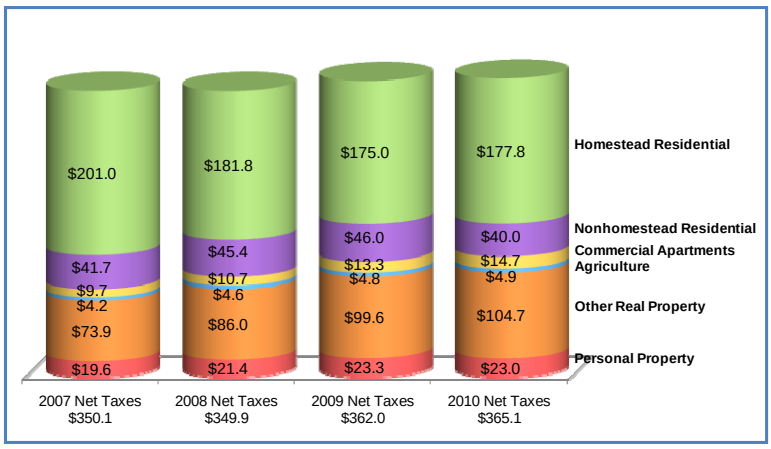
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	43,558	69.0%	1,076	1.7%
No Change	101	0.2%	13	0.0%
Lower Tax Bill	19,460	30.8%	62,030	98.3%
Average Change in Tax Bill	**-1.2%**		**-24.1%**	
Detailed Change in Tax Bill				
20% or More	896	1.4%	294	0.5%
10% to 19%	4,337	6.9%	245	0.4%
1% to 9%	38,325	60.7%	537	0.9%
0%	101	0.2%	13	0.0%
-1% to -9%	12,838	20.3%	2,617	4.1%
-10% to -19%	4,331	6.9%	18,422	29.2%
-20% to -29%	1,883	3.0%	27,429	43.5%
-30% to -39%	332	0.5%	10,494	16.6%
-40% to -49%	28	0.0%	2,249	3.6%
-50% to -59%	16	0.0%	426	0.7%
-60% to -69%	8	0.0%	151	0.2%
-70% to -79%	7	0.0%	94	0.1%
-80% to -89%	5	0.0%	65	0.1%
-90% to -99%	3	0.0%	30	0.0%
-100%	9	0.0%	53	0.1%
Total	**63,119**	**100.0%**	**63,119**	**100.0%**

Note: Percentages may not total due to rounding.

Hamilton County Overview

The decline in homeowner tax bills was similar to the state average. Property tax levies increased 1% in Hamilton County in 2010, less than the state average increase of 2.4%. Levies increased for the county general fund, the Fishers Town street bond fund, the Noblesville School Corporation capital projects and transportation funds, and Hamilton Southeastern School Corporation school referendum fund and transportation funds. Hamilton Southeastern voters passed the increase in the school referendum fund levy. These increases were largely offset by levy decreases for the county jail bond fund, Clay Township debt service fund, and the Hamilton Southeastern debt service fund. Hamilton County homeowners benefitted more from the one percent property tax cap than did homeowners in the average county, primarily because Hamilton County home values tend to be higher than the state average. Hamilton County does not provide local homestead credits.

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



Net tax bills for all taxpayers increased 0.9% in Hamilton County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 10.3% increase in tax bills. This large increase was due mainly to new investment. Existing apartment parcels declined by 1.6%, caused mainly by the tightening of the tax caps from 2.5% to 2% for rental housing, which also caused a 13.0% decrease in tax bills for

nonhomestead residential property (mostly small rental residences). Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 5.1% increase and a 1.5% decrease, respectively, in tax bills in 2010. These changes in tax bills were mainly due to changes in assessed value. Business real property assessments grew by 5.7%, while business personal property assessments declined 3.1%.

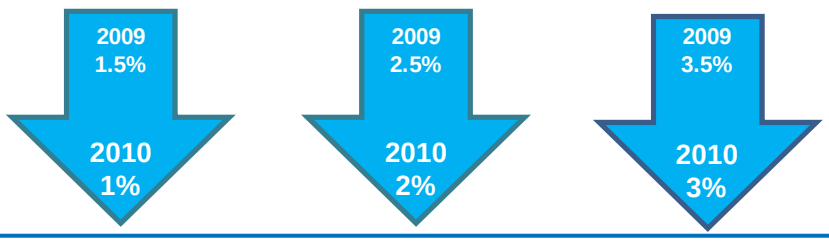
Agricultural business property saw a 2.5% increase in tax payments in 2010 mostly because of the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Hamilton County in 2010 amounted to 3.9% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to lower-than-average tax rates in Hamilton County. Tax rates in 13 of 27 total taxing districts exceeded $2, so a large amount of housing in the 2% cap category was eligible for credits. No commercial or industrial properties in the 3% tax cap category qualified for credits because all Hamilton County tax rates were under $3. Tax rates and home values were both high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Hamilton County Total $14,895,060

1%	2%	3%	Elderly
$10,677,931	$4,201,795	$0	$15,334
71.7%	28.2%	0.0%	0.1%

Noblesville City and the Westfield-Washington and Noblesville School Corporations saw most of the revenue losses from the tax caps in 2010. As a percentage of their total levies, Noblesville City and the town of Sheridan lost the most, at over 12% each. Losses were greatest for units that overlapped Sheridan and Noblesville because these tax districts had the highest tax rates. In addition, the Noblesville-Wayne TIF district lost 18.1% of its TIF proceeds to circuit breaker credits.

The Effects of Recession

In Hamilton County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 2.9% in December 2007 to 6.7% in July 2009. Job losses and income declines contributed to a 1.3% drop in local income tax revenue.

Hamilton County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	19,733,305,400	20,047,970,760	1.6%
Other Residential	2,250,783,000	2,470,817,900	9.8%
Ag Business/Land	286,852,100	296,099,600	3.2%
Business Real/Personal	7,309,264,901	7,602,897,563	4.0%
Total	**$29,580,205,401**	**$30,417,785,823**	**2.8%**

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

In Hamilton County, the gross assessed value of business real and personal property rose 4.0% in 2010. Other assessment categories increased, and total gross assessed value in Hamilton County rose 2.8%. This was higher than the state average increase of 0.6%.

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

Hamilton County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*420,213,002*	*468,646,400*	*334,073,937*	*337,478,685*	*11.5%*	*-28.7%*	*1.0%*
State Unit	487,111	525,539	0	0	7.9%	-100.0%	
Hamilton County	43,048,420	44,802,206	46,523,742	48,111,673	4.1%	3.8%	3.4%
Adams Township	152,921	162,230	164,246	170,705	6.1%	1.2%	3.9%
Clay Township	7,575,415	7,714,238	9,128,230	6,066,515	1.8%	18.3%	-33.5%
Delaware Township	367,309	380,074	766,115	675,969	3.5%	101.6%	-11.8%
Fall Creek Township	1,051,721	1,404,132	1,504,652	1,486,737	33.5%	7.2%	-1.2%
Jackson Township	165,231	187,831	230,775	205,287	13.7%	22.9%	-11.0%
Noblesville Township	1,274,778	1,263,837	919,294	821,399	-0.9%	-27.3%	-10.6%
Washington Township	1,158,260	621,140	636,224	662,870	-46.4%	2.4%	4.2%
Wayne Township	154,358	156,974	122,559	130,360	1.7%	-21.9%	6.4%
White River Township	190,561	199,303	190,265	201,673	4.6%	-4.5%	6.0%
Carmel Civil City	28,046,412	34,911,856	36,092,579	36,193,490	24.5%	3.4%	0.3%
Noblesville Civil City	18,062,129	20,152,552	22,106,645	22,588,466	11.6%	9.7%	2.2%
Arcadia Civil Town	257,235	266,339	275,327	284,348	3.5%	3.4%	3.3%
Atlanta Civil Town	75,341	77,867	79,780	81,671	3.4%	2.5%	2.4%
Cicero Civil Town	1,203,411	1,328,403	1,313,186	1,386,276	10.4%	-1.1%	5.6%
Fishers Civil Town	15,451,545	17,629,660	19,487,880	22,000,725	14.1%	10.5%	12.9%
Sheridan Civil Town	874,505	908,521	980,395	981,580	3.9%	7.9%	0.1%
Westfield Civil City	4,131,305	7,612,037	11,536,049	11,715,227	84.3%	51.6%	1.6%
Hamilton Southeastern School Corp	95,685,896	107,853,987	62,150,234	63,147,110	12.7%	-42.4%	1.6%
Hamilton Heights School Corp	12,132,006	12,532,195	7,311,145	7,427,069	3.3%	-41.7%	1.6%
Westfield-Washington School Corp	40,249,822	43,898,216	29,734,762	30,015,777	9.1%	-32.3%	0.9%
Sheridan Community Schools	2,873,173	3,166,493	1,906,911	2,104,177	10.2%	-39.8%	10.3%
Carmel-Clay School Corp	93,462,911	102,721,200	42,695,321	43,449,658	9.9%	-58.4%	1.8%
Noblesville School Corp	39,393,320	45,447,570	25,149,996	26,408,447	15.4%	-44.7%	5.0%
Hamilton North Public Library	449,665	392,447	406,008	428,053	-12.7%	3.5%	5.4%
Carmel-Clay Public Library	4,016,333	4,266,018	4,401,511	4,418,951	6.2%	3.2%	0.4%
Hamilton East Public Library	5,183,800	4,789,134	4,900,673	4,936,300	-7.6%	2.3%	0.7%
Sheridan Public Library	250,621	139,941	219,477	142,766	-44.2%	56.8%	-35.0%
Westfield Public Library	850,747	793,946	728,891	705,542	-6.7%	-8.2%	-3.2%
Hamilton County Solid Waste Mgt Dist	487,111	503,642	508,936	529,864	3.4%	1.1%	4.1%
City Of Noblesville Redevelopment	635,308	814,970	845,299	0	28.3%	3.7%	-100.0%
Carmel Redevelopment Comm	0	0	0	0			
Sheridan Redevelopment Comm	0	0	0	0			
Hamilton County Redevelopment Comm	814,321	1,021,902	1,056,830	0	25.5%	3.4%	-100.0%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
29001	Adams Township	1.4522	--	2.9564%	--	--	--	--	--	1.4093
29002	Sheridan Town	2.7518	--	2.9564%	--	--	--	--	--	2.6704
29003	Clay Township	1.1702	--	2.9564%	--	--	--	--	--	1.1356
29005	Delaware Township	1.6041	--	2.9564%	--	--	--	--	--	1.5567
29006	Fishers Town - Delaware Twp	1.9816	--	2.9564%	--	--	--	--	--	1.9230
29007	Fall Creek Township	1.5949	--	2.9564%	--	--	--	--	--	1.5477
29008	Jackson Township	1.5095	--	2.9564%	--	--	--	--	--	1.4649
29009	Arcadia Town	2.2762	--	2.9564%	--	--	--	--	--	2.2089
29010	Atlanta Town	2.0864	--	2.9564%	--	--	--	--	--	2.0247
29011	Cicero Town	2.0980	--	2.9564%	--	--	--	--	--	2.0360
29012	Noblesville Township	1.6445	--	2.9564%	--	--	--	--	--	1.5959
29013	Noblesville City	2.4891	--	2.9564%	--	--	--	--	--	2.4155
29014	Washington Township	2.0372	--	2.9564%	--	--	--	--	--	1.9770
29015	Westfield Town	2.4688	--	2.9564%	--	--	--	--	--	2.3958
29016	Wayne Township	1.5280	--	2.9564%	--	--	--	--	--	1.4828
29017	White River Township	1.4838	--	2.9564%	--	--	--	--	--	1.4399
29018	Carmel City	1.7209	--	2.9564%	--	--	--	--	--	1.6700
29019	Noblesville-Delaware-HSE	2.5022	--	2.9564%	--	--	--	--	--	2.4282
29020	Fishers - Fall Creek Twp	1.9700	--	2.9564%	--	--	--	--	--	1.9118
29021	Noblesville Fall Creek	2.4906	--	2.9564%	--	--	--	--	--	2.4170
29022	Noblesville Wayne	2.4956	--	2.9564%	--	--	--	--	--	2.4218
29023	Carmel - County TIF	1.7209	--	2.9564%	--	--	--	--	--	1.6700
29025	Westfield Ag Abatement	1.8082	--	2.9564%	--	--	--	--	--	1.7547
29029	Westfield Abatement 09D	2.3037	--	2.9564%	--	--	--	--	--	2.2356
29030	Noblesville Abatement 11B	2.2322	--	2.9564%	--	--	--	--	--	2.1662
29031	Carmel Washington Township	2.4746	--	2.9564%	--	--	--	--	--	2.4014
29032	Fishers FC Abatement Phase In	1.5899	--	2.9564%	--	--	--	--	--	1.5429

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Hamilton County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*10,663,164*	*3,908,172*	*0*	*15,334*	*14,586,671*	*337,478,685*	*4.3%*
TIF Total	*14,767*	*293,622*	*0*	*0*	*308,389*	*40,973,590*	*0.8%*
County Total	*10,677,931*	*4,201,795*	*0*	*15,334*	*14,895,060*	*378,452,275*	*3.9%*
Hamilton County	1,249,992	430,785	0	2,170	1,682,947	48,111,673	3.5%
Adams Township	642	2,578	0	34	3,255	170,705	1.9%
Clay Township	21,569	0	0	215	21,784	6,066,515	0.4%
Delaware Township	2,187	166	0	64	2,417	675,969	0.4%
Fall Creek Township	8,181	203	0	25	8,408	1,486,737	0.6%
Jackson Township	1,611	627	0	17	2,255	205,287	1.1%
Noblesville Township	14,236	6,009	0	66	20,311	821,399	2.5%
Washington Township	28,838	6,982	0	17	35,836	662,870	5.4%
Wayne Township	766	797	0	12	1,576	130,360	1.2%
White River Township	21	0	0	10	30	201,673	0.0%
Carmel Civil City	196,625	38,557	0	340	235,522	36,193,490	0.7%
Noblesville Civil City	1,999,040	923,485	0	1,484	2,924,010	22,588,466	12.9%
Arcadia Civil Town	2,465	13,835	0	302	16,602	284,348	5.8%
Atlanta Civil Town	201	1,285	0	16	1,502	81,671	1.8%
Cicero Civil Town	65,593	17,877	0	291	83,761	1,386,276	6.0%
Fishers Civil Town	245,131	0	0	1,191	246,323	22,000,725	1.1%
Sheridan Civil Town	23,282	97,744	0	568	121,594	981,580	12.4%
Westfield Civil City	1,004,693	319,293	0	116	1,324,103	11,715,227	11.3%
Hamilton Southeastern School Corp	566,539	76,712	0	3,084	646,336	63,147,110	1.0%
Hamilton Heights School Corp	118,015	50,791	0	1,099	169,905	7,427,069	2.3%
Westfield-Washington School Corp	2,528,896	840,610	0	503	3,370,008	30,015,777	11.2%
Sheridan Community Schools	17,345	71,688	0	597	89,630	2,104,177	4.3%
Carmel-Clay School Corp	187,505	0	0	923	188,427	43,449,658	0.4%
Noblesville School Corp	2,125,182	919,661	0	1,662	3,046,505	26,408,447	11.5%
Hamilton North Public Library	8,934	3,851	0	77	12,862	428,053	3.0%
Carmel-Clay Public Library	19,989	0	0	98	20,087	4,418,951	0.5%
Hamilton East Public Library	151,301	55,269	0	278	206,848	4,936,300	4.2%
Sheridan Public Library	1,177	4,864	0	40	6,081	142,766	4.3%
Westfield Public Library	59,443	19,759	0	12	79,214	705,542	11.2%
Hamilton County Solid Waste Mgt Dist	13,766	4,744	0	24	18,535	529,864	3.5%
City Of Noblesville Redevelopment	0	0	0	0	0	0	
Carmel Redevelopment Comm	0	0	0	0	0	0	
Sheridan Redevelopment Comm	0	0	0	0	0	0	
Hamilton County Redevelopment Comm	0	0	0	0	0	0	
TIF - Adams Twp TIF'S	0	0	0	0	0	11	0.0%
TIF - Carmel TIF'S	0	0	0	0	0	19,915,138	0.0%
TIF - Carmel County TIF'S	0	0	0	0	0	3,693,219	0.0%
TIF - Cicero TIF'S	7,474	3,625	0	0	11,099	158,633	7.0%
TIF - Clay Twp TIF'S	0	0	0	0	0	2,405,667	0.0%
TIF - Fall Creek Twp TIF'S	0	0	0	0	0	2,921	0.0%
TIF - Fishers TIF'S	0	0	0	0	0	71,673	0.0%
TIF - Fishers FC TIF'S	0	0	0	0	0	77,929	0.0%
TIF - Noblesville Wayne TIF'S	0	104,761	0	0	104,761	579,736	18.1%
TIF - Noblesville City TIF'S	7,293	155,789	0	0	163,081	8,024,587	2.0%
TIF - Noblesville FC TIF'S	0	1,753	0	0	1,753	3,183,669	0.1%
TIF - Noblesville SE TIF'S	0	7,814	0	0	7,814	1,037,068	0.8%
TIF - Noblesville Twp TIF'S	0	0	0	0	0	36,677	0.0%
TIF - Sheridan TIF'S	0	1,372	0	0	1,372	56,984	2.4%
TIF - Washington Twp TIF'S	0	0	0	0	0	11,105	0.0%
TIF - Wayne Twp TIF'S	0	0	0	0	0	90	0.0%
TIF - Westfield TIF'S	0	18,509	0	0	18,509	1,717,157	1.1%
TIF - Westfield Ag Abated TIF'S	0	0	0	0	0	1,326	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.

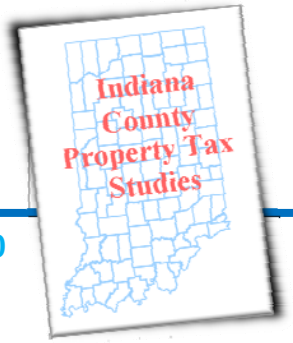
Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Hancock County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 0.2% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 14.5% lower than they were in 2007, before the property tax reforms.

80.1% of homeowners saw lower tax bills in 2010 than in 2007.

68.7% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 1% and 29% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in Hancock County

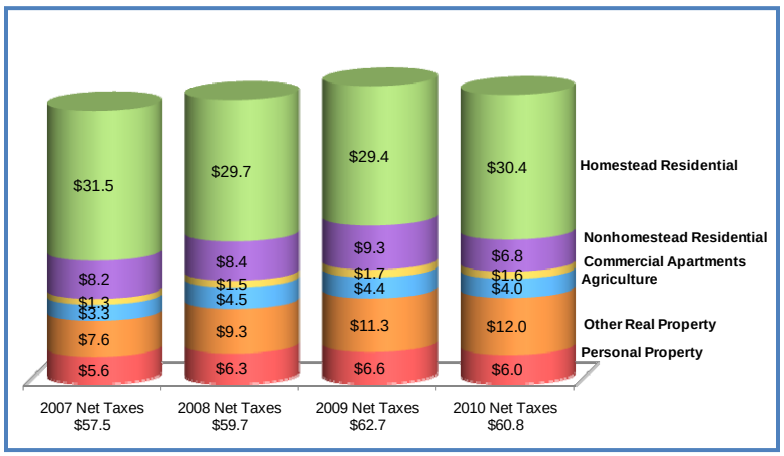
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	11,811	65.0%	3,603	19.8%
No Change	99	0.5%	11	0.1%
Lower Tax Bill	6,258	34.4%	14,554	80.1%
Average Change in Tax Bill	**0.2%**		**-14.5%**	
Detailed Change in Tax Bill				
20% or More	905	5.0%	916	5.0%
10% to 19%	2,347	12.9%	718	4.0%
1% to 9%	8,559	47.1%	1,969	10.8%
0%	99	0.5%	11	0.1%
-1% to -9%	3,831	21.1%	4,314	23.7%
-10% to -19%	1,569	8.6%	4,070	22.4%
-20% to -29%	677	3.7%	3,683	20.3%
-30% to -39%	85	0.5%	1,575	8.7%
-40% to -49%	31	0.2%	408	2.2%
-50% to -59%	28	0.2%	157	0.9%
-60% to -69%	13	0.1%	115	0.6%
-70% to -79%	11	0.1%	87	0.5%
-80% to -89%	3	0.0%	42	0.2%
-90% to -99%	3	0.0%	28	0.2%
-100%	7	0.0%	75	0.4%
Total	**18,168**	**100.0%**	**18,168**	**100.0%**

Note: Percentages may not total due to rounding.

Hancock County Overview

Homeowner tax bills were little changed in Hancock County in 2010. Property tax levies increased 1.7% in Hancock County in 2010, just under the state average increase of 2.4%. Tax levy increases in the Mt. Vernon School Corporation debt service fund were offset by decreases in a county bond fund, and in debt service funds of the Greenfield Central Community and Eastern Hancock Community School Corporations. In addition, the assessed value of commercial and industrial real property fell in Hancock in 2010, resulting in a tax shift to homeowners. Hancock County homeowners benefitted more from the one percent property tax cap than did homeowners in the average county, primarily because Hancock County home values tend to be higher than the state average. Hancock County does not provide local homestead credits.

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



Net tax bills for all taxpayers decreased 3.2% in Hancock County from 2009 to 2010. This was greater than the statewide reduction of 1.4%. In 2010 apartment owners saw a 7.5% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 27.6% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 6.8% increase and a 9.5% decrease, respectively, in tax bills in 2010. This was

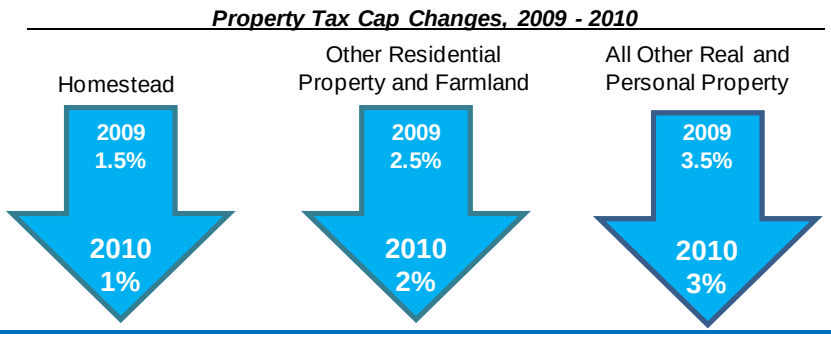
mainly because of the increase in most Hancock County property tax rates and a large reduction in utility personal property assessments. Commercial and industrial property did not benefit very much from the tightened tax caps because Hancock County's tax rates were generally not high enough for this type of property to qualify for tax cap credits.

Agricultural business property saw a 10.2% decrease in tax payments in 2010 because of an overall drop in agricultural business assessments, even with the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Hancock County in 2010 amounted to 7.7% of the total property tax levy. The statewide average was 6.3%. The higher percentage loss in the county was partly due to slightly higher-than-average tax rates in Hancock County. Few commercial or industrial properties in the 3% tax cap category qualified for credits because the highest Hancock County tax rate barely exceeded $3. Higher-than-average home values meant that many homeowners qualified for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Hancock County Total $5,062,615

1%	2%	3%	Elderly
$2,808,466	$2,218,416	$2,021	$33,712
55.5%	43.8%	0.0%	0.7%

Hancock County, Southern Hancock County Community Schools, Greenfield Central Community Schools, and the Mt. Vernon Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the Town of Cumberland lost the most, at 27.8%. Losses were greatest for units that overlapped the municipalities in the county because these tax districts had the highest tax rates.

The Effects of Recession

In Hancock County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 3.6% in December 2007 to 8.2% in July 2009. Despite the job losses, local income tax revenue grew by 6.2%.

Hancock County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	3,352,201,700	3,401,046,305	1.5%
Other Residential	344,864,100	351,207,903	1.8%
Ag Business/Land	235,413,000	219,837,100	-6.6%
Business Real/Personal	1,012,391,470	973,767,175	-3.8%
Total	**$4,944,870,270**	**$4,945,858,483**	**0.0%**

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

In Hancock County, the gross assessed value of business real and personal property fell 3.8% in 2010. Other assessment categories increased, except for the gross assessed value of agriculture business/land which decreased by 6.6%. Total gross assessed value in Hancock County did not change. This was lower than the state average increase of 0.6%.

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

Hancock County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*74,478,988*	*85,987,664*	*63,034,382*	*64,124,574*	*15.5%*	*-26.7%*	*1.7%*
State Unit	80,142	85,719	0	0	7.0%	-100.0%	
Hancock County	10,895,969	10,789,802	11,243,313	10,950,639	-1.0%	4.2%	-2.6%
Blue River Township	26,381	27,541	28,944	29,966	4.4%	5.1%	3.5%
Brandywine Township	90,090	90,534	87,487	85,100	0.5%	-3.4%	-2.7%
Brown Township	24,276	25,118	26,383	27,124	3.5%	5.0%	2.8%
Buck Creek Township	546,929	827,910	1,140,377	1,143,337	51.4%	37.7%	0.3%
Center Township	413,996	354,274	102,395	105,295	-14.4%	-71.1%	2.8%
Green Township	60,025	61,615	60,970	60,210	2.6%	-1.0%	-1.2%
Jackson Township	46,711	48,532	46,463	47,281	3.9%	-4.3%	1.8%
Sugar Creek Township	2,255,869	2,900,446	2,813,564	2,894,735	28.6%	-3.0%	2.9%
Vernon Township	349,436	374,553	736,105	654,690	7.2%	96.5%	-11.1%
Greenfield Civil City	5,667,289	5,922,467	6,659,775	6,739,650	4.5%	12.4%	1.2%
Fortville Civil Town	855,011	875,235	979,484	966,394	2.4%	11.9%	-1.3%
New Palestine Civil Town	345,046	428,972	459,049	411,882	24.3%	7.0%	-10.3%
Shirley Civil Town	182,052	183,282	188,190	177,786	0.7%	2.7%	-5.5%
Spring Lake Civil Town	22,532	23,568	24,027	24,893	4.6%	1.9%	3.6%
Wilkinson Civil Town	87,538	53,661	80,123	79,166	-38.7%	49.3%	-1.2%
Cumberland Civil Town	1,166,393	1,234,265	1,098,224	1,199,598	5.8%	-11.0%	9.2%
McCordsville Civil Town	940,295	1,024,707	1,070,881	1,107,969	9.0%	4.5%	3.5%
Southern Hancock County Comm Schools	13,909,047	14,958,806	8,287,911	8,638,440	7.5%	-44.6%	4.2%
Greenfield Central Community School Corp	16,974,838	22,382,690	14,432,015	14,180,657	31.9%	-35.5%	-1.7%
Mt. Vernon Community School Corp	15,576,207	18,560,528	10,760,931	12,107,993	19.2%	-42.0%	12.5%
Eastern Hancock County Comm Schools	3,962,916	4,753,439	2,707,771	2,491,769	19.9%	-43.0%	-8.0%
Fortville Public Library	0	0	0	0			
Hancock County Public Library	0	0	0	0			
Greenfield Redevelopment Comm	0	0	0	0			

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
30001	Blue River Township	1.4629	--	3.4476%	--	--	--	--	--	1.4125
30002	Brandeywine Township	1.7719	--	3.4476%	--	--	--	--	--	1.7108
30003	Brown Township	1.4589	--	3.4476%	--	--	--	--	--	1.4086
30004	Shirley Town	3.0529	--	3.4476%	--	--	--	--	--	2.9476
30005	Wilkinson Town	2.3829	--	3.4476%	--	--	--	--	--	2.3007
30006	Buck Creek Township	2.2318	--	3.4476%	--	--	--	--	--	2.1549
30007	Cumberland Town-Buck Creek Twp	3.1131	--	3.4476%	--	--	--	--	--	3.0058
30008	Center Township	1.9617	--	3.4476%	--	--	--	--	--	1.8941
30009	Greenfield City	2.5193	--	3.4476%	--	--	--	--	--	2.4324
30010	Green Township	1.7660	--	3.4476%	--	--	--	--	--	1.7051
30011	Jackson Township	1.4818	--	3.4476%	--	--	--	--	--	1.4307
30012	Sugar Creek Township	2.2213	--	3.4476%	--	--	--	--	--	2.1447
30013	New Palestine Town	2.7393	--	3.4476%	--	--	--	--	--	2.6449
30014	Spring Lake Town	2.2539	--	3.4476%	--	--	--	--	--	2.1762
30015	Cumberland Town-Sugar Creek Twp	2.9182	--	3.4476%	--	--	--	--	--	2.8176
30016	Vernon Township	2.0414	--	3.4476%	--	--	--	--	--	1.9710
30017	Fortville Town	3.0013	--	3.4476%	--	--	--	--	--	2.8978
30018	Town Of Mc Cordsville	2.5906	--	3.4476%	--	--	--	--	--	2.5013
30019	Greenfield-Brandywine	2.2573	--	3.4476%	--	--	--	--	--	2.1795

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Hancock County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type						
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	Circuit Breaker as % of Levy
Non-TIF Total	*2,808,466*	*2,216,276*	*1,970*	*33,712*	*5,060,424*	*64,124,574*	*7.9%*
TIF Total	*0*	*2,140*	*51*	*0*	*2,191*	*1,525,989*	*0.1%*
County Total	*2,808,466*	*2,218,416*	*2,021*	*33,712*	*5,062,615*	*65,650,563*	*7.7%*
Hancock County	419,022	336,143	251	5,575	760,992	10,950,639	6.9%
Blue River Township	31	0	0	6	37	29,966	0.1%
Brandywine Township	51	2	0	44	97	85,100	0.1%
Brown Township	52	263	4	7	326	27,124	1.2%
Buck Creek Township	28,093	24,975	5	645	53,717	1,143,337	4.7%
Center Township	2,279	4,052	0	50	6,381	105,295	6.1%
Green Township	2	0	0	23	26	60,210	0.0%
Jackson Township	0	0	0	1	1	47,281	0.0%
Sugar Creek Township	153,406	73,259	0	1,404	228,068	2,894,735	7.9%
Vernon Township	42,488	32,066	17	460	75,030	654,690	11.5%
Greenfield Civil City	165,602	314,261	0	3,165	483,029	6,739,650	7.2%
Fortville Civil Town	51,334	101,907	102	865	154,208	966,394	16.0%
New Palestine Civil Town	53,858	19,150	0	272	73,280	411,882	17.8%
Shirley Civil Town	5,068	28,951	560	653	35,232	177,786	19.8%
Spring Lake Civil Town	37	893	0	53	983	24,893	3.9%
Wilkinson Civil Town	251	3,852	0	166	4,268	79,166	5.4%
Cumberland Civil Town	279,094	53,021	231	641	332,989	1,199,598	27.8%
McCordsville Civil Town	112,370	49,137	0	358	161,866	1,107,969	14.6%
Southern Hancock County Comm Schools	424,706	189,372	0	4,649	618,727	8,638,440	7.2%
Greenfield Central Community School Corp	283,176	503,362	0	6,602	793,140	14,180,657	5.6%
Mt. Vernon Community School Corp	782,929	458,950	444	7,302	1,249,626	12,107,993	10.3%
Eastern Hancock County Comm Schools	4,615	22,659	357	771	28,402	2,491,769	1.1%
Fortville Public Library	0	0	0	0	0	0	
Hancock County Public Library	0	0	0	0	0	0	
TIF - Mt Comfort EDA	0	0	0	0	0	0	
TIF - Greenfield NEDA	0	1,806	0	0	1,806	1,408,655	0.1%
TIF - Fortville EDA	0	334	51	0	384	117,334	0.3%
TIF - McCordsville EDA	0	0	0	0	0	0	

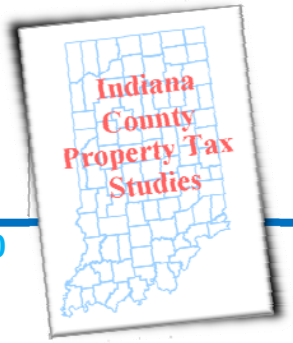
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Harrison County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 24.3% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 25.4% lower than they were in 2007, before the property tax reforms.

86.7% of homeowners saw lower tax bills in 2010 than in 2007.

96.3% of homeowners saw tax increases from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in Harrison County

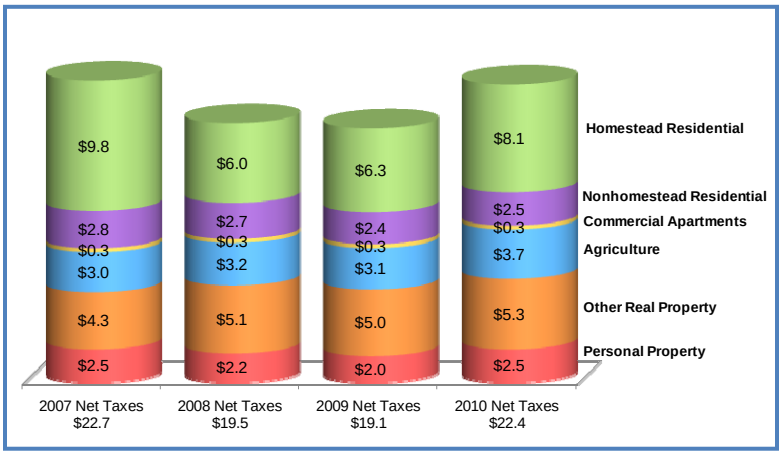
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	9,442	96.3%	1,260	12.9%
No Change	195	2.0%	42	0.4%
Lower Tax Bill	165	1.7%	8,500	86.7%
Average Change in Tax Bill	**24.3%**		**-25.4%**	
Detailed Change in Tax Bill				
20% or More	3,332	34.0%	314	3.2%
10% to 19%	3,244	33.1%	297	3.0%
1% to 9%	2,866	29.2%	649	6.6%
0%	195	2.0%	42	0.4%
-1% to -9%	71	0.7%	940	9.6%
-10% to -19%	27	0.3%	855	8.7%
-20% to -29%	16	0.2%	1,281	13.1%
-30% to -39%	9	0.1%	2,463	25.1%
-40% to -49%	5	0.1%	1,709	17.4%
-50% to -59%	9	0.1%	582	5.9%
-60% to -69%	6	0.1%	202	2.1%
-70% to -79%	3	0.0%	141	1.4%
-80% to -89%	7	0.1%	108	1.1%
-90% to -99%	6	0.1%	63	0.6%
-100%	6	0.1%	156	1.6%
Total	**9,802**	**100.0%**	**9,802**	**100.0%**

Note: Percentages may not total due to rounding.

Harrison County Overview

The much larger-than-average increase in homeowner tax bills was due mainly to the large increase in local government tax levies. Property tax levies increased 16.1% in Harrison County in 2010, much more than the state average increase of 2.4%. Tax levy increases were largest in the North Harrison School Corporation debt service and bus replacement funds and in the South Harrison School Corporation capital projects fund. Harrison County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Harrison County tax rates tend to be lower than the state average. Harrison County does not provide local homestead credits.

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



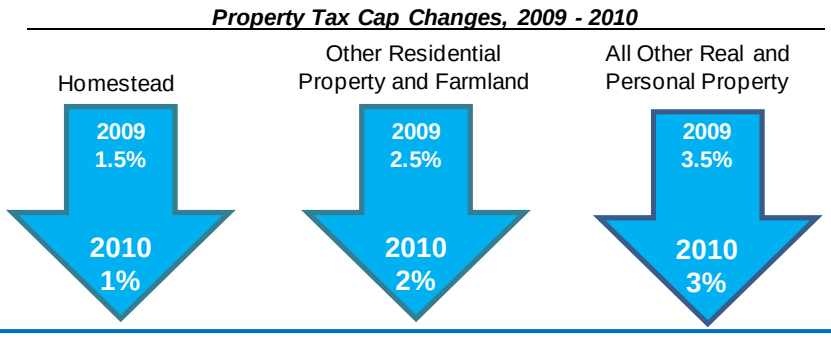
Net tax bills for all taxpayers increased 18.3% in Harrison County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 24.1% increase in tax bills. This large increase was due mainly to the increase in Harrison County property tax levies and assessed value increases. The levy increases also affected nonhomestead residential property (mostly small rental residences), which saw a 7.2% increase in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 7.2% and 22.8% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Harrison County property tax rates and an increase in personal property assessments. Commercial and industrial property did not benefit very much from the

tightened tax caps because Harrison County's tax rates were generally not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 20.8% increase in tax payments in 2010 because of the Harrison County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Harrison County in 2010 amounted to 0.5% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was mainly due to the much lower-than-average tax rates in Harrison County. Most tax rates were under $2, so few properties in the 2% cap category qualified for circuit breaker credits. Also, few commercial or industrial properties in the 3% tax cap category qualified for credits because the highest Harrison County tax rate barely exceeded $3. Neither Harrison County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Harrison County Total $99,320

1%	2%	3%	Elderly
$20,241	$37,259	$579	$41,241
20.4%	37.5%	0.6%	41.5%

Harrison County and the North Harrison Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, the town of Milltown, the Crawford County Community School Corporation, and the Whiskey Run Fire Protection District lost the most, at about 17% each. Losses were greatest for units that overlapped the Town of Milltown because these tax districts had the highest tax rates.

The Effects of Recession

In Harrison County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.9% in December 2007 to 8.6% in July 2009. Job losses and income declines contributed to a 0.3% drop in local income tax revenue. Because part of this revenue is used for property tax levy relief, property tax levies were nudged up by the income loss.

Harrison County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,424,811,900	1,436,715,800	0.8%
Other Residential	171,904,300	177,046,600	3.0%
Ag Business/Land	245,592,400	252,189,500	2.7%
Business Real/Personal	687,614,170	687,941,490	0.0%
Total	**$2,529,922,770**	**$2,553,893,390**	**0.9%**

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

In Harrison County, there was no change in the gross assessed value of business real and personal property in 2010. Other assessment categories increased, and total gross assessed value in Harrison County rose 0.9%. This was higher than the state average increase of 0.6%.

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

Harrison County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*31,652,395*	*31,664,754*	*18,993,186*	*22,058,721*	*0.0%*	*-40.0%*	*16.1%*
State Unit	42,981	45,132	0	0	5.0%	-100.0%	
Harrison County	6,998,765	7,162,811	5,278,047	5,295,095	2.3%	-26.3%	0.3%
Blue River Township	31,338	32,091	31,082	31,308	2.4%	-3.1%	0.7%
Boone Township	14,841	15,879	17,002	17,270	7.0%	7.1%	1.6%
Franklin Township	44,659	51,960	46,692	46,496	16.3%	-10.1%	-0.4%
Harrison Township	190,653	186,743	181,925	177,476	-2.1%	-2.6%	-2.4%
Heth Township	8,605	8,672	9,404	9,505	0.8%	8.4%	1.1%
Jackson Township	70,105	74,937	66,930	66,630	6.9%	-10.7%	-0.4%
Morgan Township	10,025	10,745	11,402	11,662	7.2%	6.1%	2.3%
Posey Township	21,546	22,438	23,378	23,669	4.1%	4.2%	1.2%
Spencer Township	36,743	38,279	37,615	37,944	4.2%	-1.7%	0.9%
Taylor Township	23,849	24,631	25,354	25,580	3.3%	2.9%	0.9%
Washington Township	8,125	9,116	9,426	9,411	12.2%	3.4%	-0.2%
Webster Township	9,306	20,730	22,690	23,233	122.8%	9.5%	2.4%
Milltown Civil Town	47,553	43,967	48,842	47,618	-7.5%	11.1%	-2.5%
Corydon Civil Town	526,537	544,352	571,565	580,252	3.4%	5.0%	1.5%
Crandall Civil Town	2,709	2,672	2,994	3,060	-1.4%	12.1%	2.2%
Elizabeth Civil Town	3,315	3,306	3,305	3,305	-0.3%	0.0%	0.0%
Laconia Civil Town	1,164	856	958	1,034	-26.5%	11.9%	7.9%
Lanesville Civil Town	26,830	28,078	29,232	29,534	4.7%	4.1%	1.0%
Mauckport Civil Town	2,966	3,247	3,324	3,345	9.5%	2.4%	0.6%
New Amsterdam Civil Town	0	0	0	0			
New Middletown Civil Town	0	0	0	0			
Palmyra Civil Town	27,305	29,841	30,846	31,384	9.3%	3.4%	1.7%
Crawford County Community School Corp	115,699	112,136	65,215	63,452	-3.1%	-41.8%	-2.7%
Lanesville School Corp	1,980,088	2,394,416	914,270	897,771	20.9%	-61.8%	-1.8%
North Harrison Community School Corp	6,519,464	6,502,929	3,410,148	5,933,314	-0.3%	-47.6%	74.0%
South Harrison School Corp	13,384,633	12,765,084	6,608,224	7,123,452	-4.6%	-48.2%	7.8%
Harrison County Public Library	1,060,202	1,070,003	1,143,524	1,155,150	0.9%	6.9%	1.0%
Whiskey Run Fire Protection Dist	11,431	10,411	10,249	8,916	-8.9%	-1.6%	-13.0%
Palmyra Fire	87,024	98,136	96,397	97,569	12.8%	-1.8%	1.2%
Heth-Washington Twp. Fire Prot Dist	45,418	45,872	47,293	47,756	1.0%	3.1%	1.0%
Boone Township Fire Dist	37,016	37,933	40,367	40,967	2.5%	6.4%	1.5%
Harrison County Solid Waste	227,442	231,301	168,821	178,079	1.7%	-27.0%	5.5%
Webster Twp Fire Protection	34,058	36,050	36,665	37,484	5.8%	1.7%	2.2%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
31001	Blue River Township	1.9915	--	3.4123%	--	--	--	--	--	1.9235
31002	Milltown Town-Blue River Twp	3.0724	--	3.4123%	--	--	--	--	--	2.9676
31003	Boone Township	1.2257	--	3.4123%	--	--	--	--	--	1.1839
31004	Laconia Town	1.3415	--	3.4123%	--	--	--	--	--	1.2957
31005	Franklin Township	1.0773	--	3.4123%	--	--	--	--	--	1.0405
31006	Lanesville Town	1.2331	--	3.4123%	--	--	--	--	--	1.1910
31007	Harrison Township	1.1439	--	3.4123%	--	--	--	--	--	1.1049
31008	Corydon Town	1.6536	--	3.4123%	--	--	--	--	--	1.5972
31009	Heth Township	1.2078	--	3.4123%	--	--	--	--	--	1.1666
31010	Mauckport Town	1.4198	--	3.4123%	--	--	--	--	--	1.3714
31011	Jackson Township	1.9703	--	3.4123%	--	--	--	--	--	1.9031
31012	Crandall Town	2.0869	--	3.4123%	--	--	--	--	--	2.0157
31013	Morgan Township	2.0242	--	3.4123%	--	--	--	--	--	1.9551
31014	Palmyra Town	2.1588	--	3.4123%	--	--	--	--	--	2.0851
31015	Posey Township	1.1171	--	3.4123%	--	--	--	--	--	1.0790
31016	Elizabeth Town	1.2195	--	3.4123%	--	--	--	--	--	1.1779
31017	Spencer Township	1.9890	--	3.4123%	--	--	--	--	--	1.9211
31018	Milltown Town-Spencer Township	3.0667	--	3.4123%	--	--	--	--	--	2.9621
31019	Taylor Township	1.2039	--	3.4123%	--	--	--	--	--	1.1628
31020	Washington Township	1.2382	--	3.4123%	--	--	--	--	--	1.1959
31021	New Amsterdam Town	1.2382	--	3.4123%	--	--	--	--	--	1.1959
31022	Webster Township	1.2226	--	3.4123%	--	--	--	--	--	1.1809
31023	New Middletown Town	1.2226	--	3.4123%	--	--	--	--	--	1.1809
31024	Milltown Town-Spencer Township	3.1566	--	3.4123%	--	--	--	--	--	3.0489

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Harrison County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*20,241*	*37,259*	*579*	*41,241*	*99,320*	*22,058,721*	*0.5%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*20,241*	*37,259*	*579*	*41,241*	*99,320*	*22,058,721*	*0.5%*
Harrison County	3,139	4,991	63	7,798	15,991	5,295,095	0.3%
Blue River Township	62	174	5	118	358	31,308	1.1%
Boone Township	0	0	0	17	17	17,270	0.1%
Franklin Township	0	0	0	11	11	46,496	0.0%
Harrison Township	3	0	0	161	163	177,476	0.1%
Heth Township	0	0	0	1	1	9,505	0.0%
Jackson Township	162	4	0	288	454	66,630	0.7%
Morgan Township	26	84	0	49	159	11,662	1.4%
Posey Township	0	0	0	5	5	23,669	0.0%
Spencer Township	31	0	0	107	139	37,944	0.4%
Taylor Township	0	0	0	3	3	25,580	0.0%
Washington Township	0	0	0	2	2	9,411	0.0%
Webster Township	10	0	0	48	57	23,233	0.2%
Milltown Civil Town	1,720	6,324	191	39	8,274	47,618	17.4%
Corydon Civil Town	0	0	0	1,068	1,068	580,252	0.2%
Crandall Civil Town	1	40	0	16	57	3,060	1.9%
Elizabeth Civil Town	0	0	0	2	2	3,305	0.0%
Laconia Civil Town	0	0	0	0	0	1,034	0.0%
Lanesville Civil Town	0	0	0	6	6	29,534	0.0%
Mauckport Civil Town	0	0	0	0	0	3,345	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	9	643	0	147	799	31,384	2.5%
Crawford County Community School Corp	1,703	8,844	246	55	10,848	63,452	17.1%
Lanesville School Corp	0	0	0	210	210	897,771	0.0%
North Harrison Community School Corp	11,815	13,010	23	23,652	48,499	5,933,314	0.8%
South Harrison School Corp	215	0	0	4,933	5,148	7,123,452	0.1%
Harrison County Public Library	685	1,089	14	1,701	3,489	1,155,150	0.3%
Whiskey Run Fire Protection Dist	322	1,184	36	7	1,549	8,916	17.4%
Palmyra Fire	217	705	0	409	1,330	97,569	1.4%
Heth-Washington Twp. Fire Prot Dist	0	0	0	9	9	47,756	0.0%
Boone Township Fire Dist	0	0	0	40	40	40,967	0.1%
Harrison County Solid Waste	106	168	2	262	538	178,079	0.3%
Webster Twp Fire Protection	16	0	0	77	93	37,484	0.2%

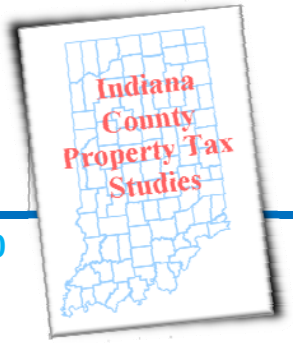
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Hendricks County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Hendricks County

The average homeowner saw a 1.6% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 28.0% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	26,478	73.2%	2,939	8.1%
No Change	75	0.2%	6	0.0%
Lower Tax Bill	9,637	26.6%	33,245	91.9%
Average Change in Tax Bill	**-1.6%**		**-28.0%**	
Detailed Change in Tax Bill				
20% or More	271	0.7%	668	1.8%
10% to 19%	1,821	5.0%	638	1.8%
1% to 9%	24,386	67.4%	1,633	4.5%
0%	75	0.2%	6	0.0%
-1% to -9%	5,451	15.1%	3,479	9.6%
-10% to -19%	2,968	8.2%	6,353	17.6%
-20% to -29%	990	2.7%	9,883	27.3%
-30% to -39%	132	0.4%	7,732	21.4%
-40% to -49%	32	0.1%	4,075	11.3%
-50% to -59%	22	0.1%	1,190	3.3%
-60% to -69%	18	0.0%	237	0.7%
-70% to -79%	8	0.0%	131	0.4%
-80% to -89%	2	0.0%	51	0.1%
-90% to -99%	5	0.0%	45	0.1%
-100%	9	0.0%	69	0.2%
Total	**36,190**	**100.0%**	**36,190**	**100.0%**

Note: Percentages may not total due to rounding.

91.9% of homeowners saw lower tax bills in 2010 than in 2007.

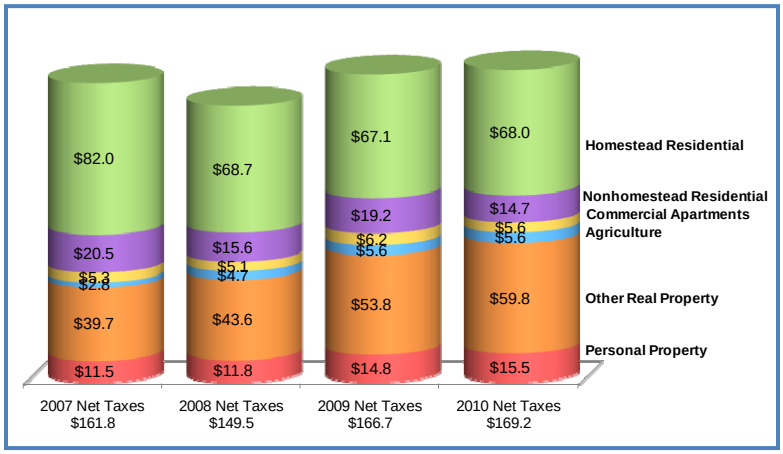
82.7% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

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

Hendricks County Overview

The decline in homeowner tax bills was just under the state average of 2.1%. Property tax levies increased 6.6% in Hendricks County in 2010, more than the state average increase of 2.4%. Most of the levy increase is accounted for by debt service and bus replacement funds in the Brownsburg School Corporation and by debt service funds in the Avon and Plainfield School Corporations. Levy increases were offset because Hendricks homeowners benefitted more from the one percent property tax cap than did homeowners in the average county. This was primarily because Hendricks home values tend to be higher than the state average. Hendricks local homestead credit rates declined slightly in 2010, partly because of a too-small increase in the local income tax revenues that fund these credits

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



Net tax bills for all taxpayers increased 1.5% in Hendricks County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 10.4% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 23.2% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw an 11.2% and 4.7% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Hendricks County property tax levies. Commercial and

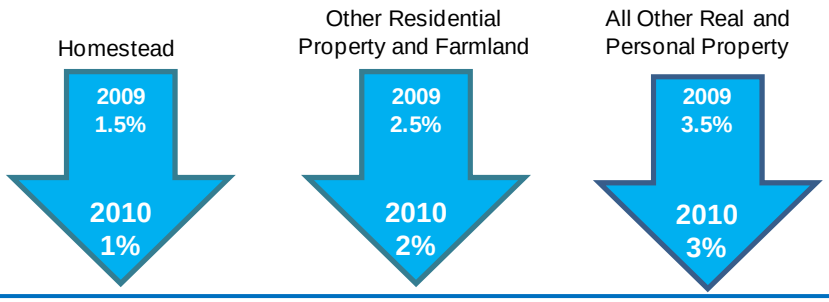
industrial property did not benefit from the tightened tax caps because Hendricks County's tax rates were not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 1.7% increase in tax payments in 2010 mainly because of a 1.7% increase in assessed value, including the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Hendricks County in 2010 amounted to 5.7% of the total property tax levy. The statewide average was 6.3%. The slightly smaller percentage loss in the county was partly due to Hendricks County having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. Also, no commercial or industrial properties in the 3% tax cap category qualified for credits because the highest Hendricks County tax rate was less than $3. Hendricks County home values were higher than average, which led to a large number of homesteads qualifying for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Hendricks County Total $10,636,378

1%	2%	3%	Elderly
$6,003,748	$4,611,741	$0	$20,890
56.5%	43.4%	0.0%	0.2%

Hendricks County and the Brownsburg Community and Avon Community School Corporations saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the Town of North Salem lost the most, at 10.5%. Losses were greatest for units that overlapped the municipalities because these tax districts had the highest tax rates.

The Effects of Recession

In Hendricks County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 3.3% in December 2007 to 7.4% in July 2009. Despite Job losses, local income tax revenue grew by 0.8%.

Hendricks County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	7,351,523,153	7,481,932,177	1.8%
Other Residential	815,119,671	849,099,602	4.2%
Ag Business/Land	303,375,264	308,545,864	1.7%
Business Real/Personal	3,677,596,811	3,827,736,491	4.1%
Total	**$12,147,614,899**	**$12,467,314,134**	**2.6%**

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

In Hendricks County, the gross assessed value of business real and personal property rose 4.1% in 2010. Other assessment categories increased, and total gross assessed value in Hendricks County rose 2.6%. This was higher than the state average increase of 0.6%.

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

Hendricks County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*188,956,638*	*199,190,300*	*154,771,645*	*165,061,810*	*5.4%*	*-22.3%*	*6.6%*
State Unit	179,424	192,670	0	0	7.4%	-100.0%	
Hendricks County	21,321,588	20,198,226	19,997,665	20,850,477	-5.3%	-1.0%	4.3%
Brown Township	231,674	163,023	217,694	199,026	-29.6%	33.5%	-8.6%
Center Township	429,256	480,732	749,538	481,874	12.0%	55.9%	-35.7%
Clay Township	52,534	56,388	58,285	60,322	7.3%	3.4%	3.5%
Eel River Township	72,450	73,237	74,246	76,933	1.1%	1.4%	3.6%
Franklin Township	49,675	51,273	51,086	54,148	3.2%	-0.4%	6.0%
Guilford Township	707,796	749,067	464,504	479,991	5.8%	-38.0%	3.3%
Liberty Township	163,297	171,852	176,802	184,005	5.2%	2.9%	4.1%
Lincoln Township	263,532	236,721	263,571	219,404	-10.2%	11.3%	-16.8%
Marion Township	36,581	38,066	39,012	40,682	4.1%	2.5%	4.3%
Middle Township	855,643	962,481	960,689	930,868	12.5%	-0.2%	-3.1%
Union Township	52,198	54,630	53,264	55,903	4.7%	-2.5%	5.0%
Washington Township	4,456,278	5,590,596	5,990,296	6,610,771	25.5%	7.1%	10.4%
Brownsburg Civil Town	11,044,369	10,784,734	11,463,065	10,731,533	-2.4%	6.3%	-6.4%
Plainfield Civil Town	11,340,487	10,265,286	13,888,740	13,458,210	-9.5%	35.3%	-3.1%
Jamestown Civil Town	2,487	3,438	4,837	3,228	38.2%	40.7%	-33.3%
Amo Civil Town	48,671	50,405	52,391	55,249	3.6%	3.9%	5.5%
Clayton Civil Town	102,254	107,762	110,058	116,319	5.4%	2.1%	5.7%
Coatsville Civil Town	80,476	84,751	86,684	91,354	5.3%	2.3%	5.4%
Danville Civil Town	2,000,901	2,071,940	2,069,165	2,254,537	3.6%	-0.1%	9.0%
Lizton Civil Town	84,673	88,995	91,392	95,048	5.1%	2.7%	4.0%
North Salem Civil Town	96,642	104,984	107,969	114,318	8.6%	2.8%	5.9%
Pittsboro Civil Town	444,157	465,470	476,722	501,679	4.8%	2.4%	5.2%
Stilesville Civil Town	26,448	29,232	31,434	34,089	10.5%	7.5%	8.4%
Avon Civil Town	2,074,456	2,629,068	2,481,255	2,908,813	26.7%	-5.6%	17.2%
Northwest Hendricks School Corp	8,033,781	8,895,037	7,219,102	7,822,384	10.7%	-18.8%	8.4%
Brownsburg Community School Corp	37,853,532	38,812,745	24,375,156	27,115,618	2.5%	-37.2%	11.2%
Avon Community School Corp	41,142,072	45,299,455	31,712,369	34,611,050	10.1%	-30.0%	9.1%
Danville Community School Corp	10,734,916	12,915,312	7,878,743	8,393,230	20.3%	-39.0%	6.5%
Plainfield Community School Corp	23,060,780	25,508,780	15,036,206	17,375,686	10.6%	-41.1%	15.6%
Mill Creek Community School Corp	6,557,950	7,036,039	3,930,471	4,006,322	7.3%	-44.1%	1.9%
Washington Township Public Library	1,188,219	1,208,872	1,221,461	1,295,589	1.7%	1.0%	6.1%
Brownsburg Public Library	1,108,593	1,168,284	993,815	1,262,536	5.4%	-14.9%	27.0%
Clayton Public Library	158,092	159,058	157,871	161,159	0.6%	-0.7%	2.1%
Coatesville-Clay Township Public Library	155,369	154,690	158,069	160,299	-0.4%	2.2%	1.4%
Danville Public Library	529,848	548,070	514,848	587,186	3.4%	-6.1%	14.1%
Plainfield - Guilford Twp Public Library	1,541,810	1,593,396	1,613,170	1,661,970	3.3%	1.2%	3.0%
Hendricks County Solid Waste Dist	0	0	0	0			
Hendricks County Redevelopment	132,312	0	0	0	-100.0%		
Brownsburg Redevelopment Comm	0	0	0	0			
Plainfield Redevelopment Comm	511,584	0	0	0	-100.0%		
Danville Redevelopment Comm	29,833	32,099	0	0	7.6%	-100.0%	
Avon Redevelopment Comm	0	153,436	0	0		-100.0%	

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
32001	Brown Township	2.2909	--	3.3020%	--	5.4151%	--	--	--	2.0912
32002	Center Township	2.0463	--	3.3020%	--	5.4151%	--	--	--	1.8679
32003	Danville Town	2.5089	--	3.3020%	--	5.4151%	--	--	--	2.2902
32007	Eel River Township	1.9840	--	3.3020%	--	5.4151%	--	--	--	1.8111
32008	North Salem Town	2.8976	--	3.3020%	--	5.4151%	--	--	--	2.6450
32009	Franklin Township	1.3179	--	3.3020%	--	5.4151%	--	--	--	1.2030
32010	Stilesville Town	1.7414	--	3.3020%	--	5.4151%	--	--	--	1.5896
32011	Guilford Township	1.9185	--	3.3020%	--	5.4151%	--	--	--	1.7513
32012	Plainfield Town	2.4743	--	3.3020%	--	16.4449%	--	--	--	1.9857
32013	Liberty Township	1.3759	--	3.3020%	--	5.4151%	--	--	--	1.2560
32014	Clayton Town	1.8173	--	3.3020%	--	5.4151%	--	--	--	1.6589
32015	Lincoln Township	2.2798	--	3.3020%	--	5.4151%	--	--	--	2.0811
32016	Brownsburg Town	2.7881	--	3.3020%	--	5.4151%	--	--	--	2.5451
32017	Marion Township	1.7266	--	3.3020%	--	5.4151%	--	--	--	1.5761
32018	Middle Township	2.2277	--	3.3020%	--	5.4151%	--	--	--	2.0335
32019	Pittsboro Town	2.6149	--	3.3020%	--	5.4151%	--	--	--	2.3870
32020	Union Township	1.9694	--	3.3020%	--	5.4151%	--	--	--	1.7977
32021	Lizton Town	2.6284	--	3.3020%	--	5.4151%	--	--	--	2.3993
32022	Washington Township	2.4135	--	3.3020%	--	5.4151%	--	--	--	2.2031
32023	Clay Township	1.4889	--	3.3020%	--	5.4151%	--	--	--	1.3591
32024	Amo Town	2.1822	--	3.3020%	--	5.4151%	--	--	--	1.9920
32025	Coatsville Town	2.0897	--	3.3020%	--	5.4151%	--	--	--	1.9075
32026	Brownsburg - Brown Twp	2.7819	--	3.3020%	--	5.4151%	--	--	--	2.5394
32027	Plainfield - Washington Twp	2.9869	--	3.3020%	--	5.4151%	--	--	--	2.7265
32028	Brownsburg - Middle Twp	2.7643	--	3.3020%	--	5.4151%	--	--	--	2.5233
32029	Plainfield - Liberty Twp	2.1899	--	3.3020%	--	5.4151%	--	--	--	1.9990
32030	Eel River - Jamestown	2.3678	--	3.3020%	--	5.4151%	--	--	--	2.1614
32031	Avon	2.7717	--	3.3020%	--	5.4151%	--	--	--	2.5301
32032	Pittsboro - Brown Twp	2.3147	--	3.3020%	--	5.4151%	--	--	--	2.1129
32033	Danville - Washington Twp	2.8214	--	3.3020%	--	5.4151%	--	--	--	2.5755

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
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Hendricks County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*6,003,013*	*4,388,304*	*0*	*20,890*	*10,412,207*	*165,061,810*	*6.3%*
TIF Total	*735*	*223,436*	*0*	*0*	*224,172*	*21,692,171*	*1.0%*
County Total	*6,003,748*	*4,611,741*	*0*	*20,890*	*10,636,379*	*186,753,981*	*5.7%*
Hendricks County	704,681	518,320	0	2,676	1,225,678	20,850,477	5.9%
Brown Township	11,845	2,976	0	9	14,830	199,026	7.5%
Center Township	3,761	3,341	0	17	7,119	481,874	1.5%
Clay Township	3	42	0	4	49	60,322	0.1%
Eel River Township	171	300	0	18	490	76,933	0.6%
Franklin Township	0	0	0	1	1	54,148	0.0%
Guilford Township	1,689	9,668	0	51	11,408	479,991	2.4%
Liberty Township	11	32	0	24	66	184,005	0.0%
Lincoln Township	5,545	5,475	0	26	11,047	219,404	5.0%
Marion Township	7	0	0	7	14	40,682	0.0%
Middle Township	38,002	26,386	0	207	64,595	930,868	6.9%
Union Township	276	430	0	23	729	55,903	1.3%
Washington Township	343,151	192,806	0	799	536,756	6,610,771	8.1%
Brownsburg Civil Town	630,965	359,083	0	545	990,593	10,731,533	9.2%
Plainfield Civil Town	157,092	328,375	0	1,313	486,781	13,458,210	3.6%
Jamestown Civil Town	182	96	0	0	279	3,228	8.6%
Amo Civil Town	0	1,666	0	9	1,676	55,249	3.0%
Clayton Civil Town	0	0	0	31	31	116,319	0.0%
Coatsville Civil Town	140	822	0	16	978	91,354	1.1%
Danville Civil Town	75,862	111,345	0	1,197	188,405	2,254,537	8.4%
Lizton Civil Town	1,283	7,805	0	166	9,254	95,048	9.7%
North Salem Civil Town	2,622	9,338	0	38	11,998	114,318	10.5%
Pittsboro Civil Town	29,976	18,685	0	73	48,735	501,679	9.7%
Stilesville Civil Town	0	0	0	9	9	34,089	0.0%
Avon Civil Town	148,599	91,610	0	254	240,463	2,908,813	8.3%
Northwest Hendricks School Corp	252,120	168,571	0	2,106	422,797	7,822,384	5.4%
Brownsburg Community School Corp	1,373,183	778,420	0	1,773	2,153,377	27,115,618	7.9%
Avon Community School Corp	1,840,607	1,037,497	0	3,932	2,882,035	34,611,050	8.3%
Danville Community School Corp	166,784	232,147	0	2,639	401,570	8,393,230	4.8%
Plainfield Community School Corp	61,160	349,967	0	1,848	412,975	17,375,686	2.4%
Mill Creek Community School Corp	627	4,479	0	432	5,538	4,006,322	0.1%
Washington Township Public Library	68,899	38,836	0	147	107,883	1,295,589	8.3%
Brownsburg Public Library	63,937	36,244	0	83	100,264	1,262,536	7.9%
Clayton Public Library	28	84	0	22	134	161,159	0.1%
Coatesville-Clay Township Public Library	36	586	0	15	637	160,299	0.4%
Danville Public Library	13,917	19,397	0	200	33,514	587,186	5.7%
Plainfield - Guilford Twp Public Library	5,850	33,474	0	177	39,501	1,661,970	2.4%
Hendricks County Solid Waste Dist	0	0	0	0	0	0	
Hendricks County Redevelopment	0	0	0	0	0	0	
Brownsburg Redevelopment Comm	0	0	0	0	0	0	
Plainfield Redevelopment Comm	0	0	0	0	0	0	
Danville Redevelopment Comm	0	0	0	0	0	0	
Avon Redevelopment Comm	0	0	0	0	0	0	
TIF - Danville TIF	0	487	0	0	487	368,036	0.1%
TIF - Guilford-Heartland TIF	0	0	0	0	0	1,569,981	0.0%
TIF - Plainfield- I 70 TIF	0	0	0	0	0	1,506,488	0.0%
TIF - Plainfield- All Points	0	0	0	0	0	3	0.0%
TIF - Plainfield- US 40 TIF	0	113,504	0	0	113,504	4,521,108	2.5%
TIF - Plainfield- SR 267 TIF	0	47,073	0	0	47,073	962,957	4.9%
TIF - Plainfield- Six Pts TIF	0	522	0	0	522	6,030,367	0.0%
TIF - Liberty- Westpoint TIF	0	0	0	0	0	0	0.0%
TIF - Liberty- 70 West TIF	0	0	0	0	0	4,976	0.0%
TIF - Brownsburg- Wynn Farm TIF	0	0	0	0	0	0	
TIF - Brownsburg TIF	0	15,829	0	0	15,829	302,730	5.2%
TIF - Pittsboro TIF	0	0	0	0	0	1,383,580	0.0%
TIF - Washington- All Points TIF	0	0	0	0	0	0	
TIF - Brownsburg- Brown TIF	0	40,003	0	0	40,003	2,335,974	1.7%
TIF - Plainfield-Wash-All Pts TIF	735	5,859	0	0	6,594	375,867	1.8%
TIF - Avon TIF	0	145	0	0	145	1,664,395	0.0%
TIF - Avon # 3 TIF	0	0	0	0	0	211,136	0.0%
TIF - Avon # 4 TIF	0	15	0	0	15	454,572	0.0%

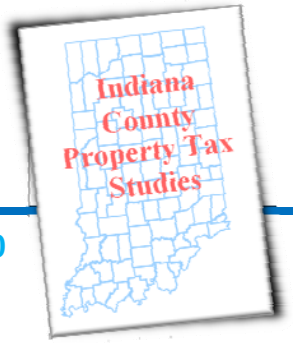
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Henry County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 1.4% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 32.4% lower than they were in 2007, before the property tax reforms.

96.3% of homeowners saw lower tax bills in 2010 than in 2007.

86.9% of homeowners saw tax changes ranging between +19% and -9% from 2009 to 2010.

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

Comparable Homestead Property Tax Changes in Henry County

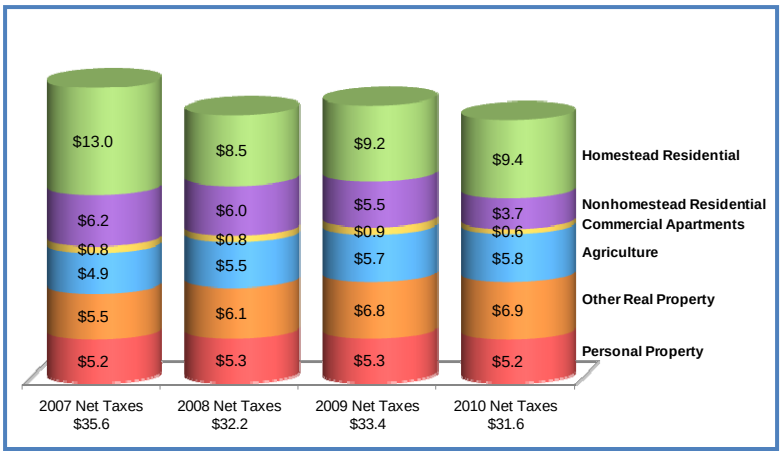
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	7,877	61.3%	397	3.1%
No Change	566	4.4%	73	0.6%
Lower Tax Bill	4,401	34.3%	12,374	96.3%
Average Change in Tax Bill	**1.4%**		**-32.4%**	
Detailed Change in Tax Bill				
20% or More	462	3.6%	184	1.4%
10% to 19%	2,373	18.5%	73	0.6%
1% to 9%	5,042	39.3%	140	1.1%
0%	566	4.4%	73	0.6%
-1% to -9%	3,177	24.7%	332	2.6%
-10% to -19%	600	4.7%	1,050	8.2%
-20% to -29%	266	2.1%	3,060	23.8%
-30% to -39%	125	1.0%	3,499	27.2%
-40% to -49%	43	0.3%	2,108	16.4%
-50% to -59%	50	0.4%	796	6.2%
-60% to -69%	28	0.2%	328	2.6%
-70% to -79%	16	0.1%	306	2.4%
-80% to -89%	21	0.2%	218	1.7%
-90% to -99%	28	0.2%	358	2.8%
-100%	47	0.4%	319	2.5%
Total	**12,844**	**100.0%**	**12,844**	**100.0%**

Note: Percentages may not total due to rounding.

Henry County Overview

The slightly larger-than-average increase in homeowner tax bills appears to be the result of a fall in the assessed value of nonhomestead residential, commercial, and industrial property in Henry County in 2010, resulting in a tax shift to homeowners. Property tax levies increased 2.9% in Henry County in 2010, similar to the state average increase of 2.4%. The largest levy increases were for the Shenandoah School Corporation debt service and bus replacement funds and the Charles A. Beard School Corporation bus replacement fund. Henry County homeowners benefitted somewhat less from the one percent property tax cap than did homeowners in the average county, primarily because Henry County home values tend to be lower than the state average.

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



Net tax bills for all taxpayers decreased 5.9% in Henry County from 2009 to 2010. This was greater than the statewide reduction of 1.4%. In 2010 apartment owners saw a 37.4% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing, as was the 33.7% decrease in tax bills for nonhomestead residential property (mostly small rental residences). Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 2.2% increase and a 2.2% decrease, respectively, in tax bills in 2010. These changes in tax bills were mainly due to the increased property tax levies and changes in assessed value. After deductions and exemptions,

business real property net assessed value grew by 1.9%, while personal property net assessed value declined by 2.2%. The tightening of the tax caps from 3.5% to 3% also contributed to the tax changes for commercial and industrial property.

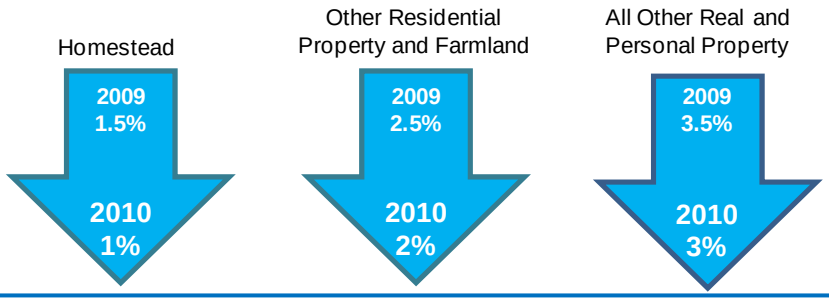
Agricultural business property saw a 0.3% increase in tax payments in 2010 because of the Henry County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Henry County in 2010 amounted to 10.7% of the total property tax levy. The statewide average was 6.3%. The larger percentage loss in the county was partly due to higher-than-average tax rates in Henry County. Tax rates in 20 of 30 total taxing districts exceeded $2, so a large amount of housing in the 2% cap category was eligible for credits. The districts with $2-plus tax rates included 4 of 14 rural taxing districts, indicating that some farmland also qualified for tax cap credits. Commercial or industrial properties in the 3% tax cap category qualified for credits in some portions of the county because the tax rates in 3 taxing districts exceeded $3. Henry County home values were not high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Henry County Total $4,020,809

1%	2%	3%	Elderly
$326,148	$2,119,312	$1,575,349	$0
8.1%	52.7%	39.2%	0.0%

Henry County, New Castle City, and the New Castle Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Shirley and New Castle City lost the most, at 26.1% and 23.7%, respectively. Also, the New Castle TIF district lost 25.8% of its TIF proceeds to circuit breaker credits. Losses were greatest for units that overlapped Shirley and New Castle, because these tax districts had the highest tax rates.

The Effects of Recession

In Henry County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.8% in December 2007 to 11.9% in July 2009. Job losses and income declines contributed to a 0.4% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Henry County in 2010.

Henry County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,467,826,140	1,455,252,880	-0.9%
Other Residential	190,151,770	170,411,350	-10.4%
Ag Business/Land	295,080,430	295,719,120	0.2%
Business Real/Personal	640,884,660	631,174,240	-1.5%
Total	**$2,593,943,000**	**$2,552,557,590**	**-1.6%**

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

In Henry County, the gross assessed value of business real and personal property fell 1.5% in 2010. Other assessment categories decreased except for agriculture business/land, which increased by 0.2%. Total gross assessed value in Henry County fell 1.6%. This was lower than the state average increase of 0.6%.

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

Henry County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*49,314,762*	*50,463,376*	*35,459,270*	*36,475,836*	*2.3%*	*-29.7%*	*2.9%*
State Unit	41,094	42,820	0	0	4.2%	-100.0%	
Henry County	10,030,219	11,279,478	8,358,171	8,496,714	12.5%	-25.9%	1.7%
Blue River Township	31,379	32,087	32,241	33,061	2.3%	0.5%	2.5%
Dudley Township	17,919	17,907	10,496	11,004	-0.1%	-41.4%	4.8%
Fall Creek Township	63,827	65,068	65,454	66,984	1.9%	0.6%	2.3%
Franklin Township	29,514	29,125	30,470	31,419	-1.3%	4.6%	3.1%
Greensboro Township	39,596	19,509	20,647	21,365	-50.7%	5.8%	3.5%
Harrison Township	25,539	26,127	27,400	28,430	2.3%	4.9%	3.8%
Henry Township	475,250	488,030	511,348	531,605	2.7%	4.8%	4.0%
Jefferson Township	43,491	43,749	44,236	45,182	0.6%	1.1%	2.1%
Liberty Township	28,546	29,419	30,712	31,847	3.1%	4.4%	3.7%
Prairie Township	104,582	124,798	111,293	103,702	19.3%	-10.8%	-6.8%
Spiceland Township	37,258	37,913	37,814	38,769	1.8%	-0.3%	2.5%
Stoney Creek Township	26,105	26,779	27,001	27,775	2.6%	0.8%	2.9%
Wayne Township	58,948	60,864	90,682	100,382	3.3%	49.0%	10.7%
New Castle Civil City	6,469,668	6,766,360	6,726,932	6,926,725	4.6%	-0.6%	3.0%
Shirley Civil Town	49,926	50,327	57,090	56,636	0.8%	13.4%	-0.8%
Blountsville Civil Town	6,771	7,163	7,355	7,684	5.8%	2.7%	4.5%
Cadiz Civil Town	3,534	3,665	3,811	3,955	3.7%	4.0%	3.8%
Dunreith Civil Town	30,315	31,077	32,403	33,783	2.5%	4.3%	4.3%
Greensboro Civil Town	7,894	7,715	7,708	8,418	-2.3%	-0.1%	9.2%
Kennard Civil Town	29,313	29,591	31,612	32,814	0.9%	6.8%	3.8%
Knightstown Civil Town	373,487	382,860	360,154	372,759	2.5%	-5.9%	3.5%
Lewisville Civil Town	29,986	31,102	30,222	32,489	3.7%	-2.8%	7.5%
Middletown Civil Town	391,895	399,362	400,517	485,362	1.9%	0.3%	21.2%
Mooreland Civil Town	25,373	25,351	25,720	27,126	-0.1%	1.5%	5.5%
Mount Summit Civil Town	5,616	5,813	6,043	6,271	3.5%	4.0%	3.8%
Spiceland Civil Town	52,329	54,038	55,835	45,318	3.3%	3.3%	-18.8%
Springport Civil Town	12,035	12,481	12,978	13,472	3.7%	4.0%	3.8%
Straughn Civil Town	18,211	18,849	19,165	19,808	3.5%	1.7%	3.4%
Sulphur Springs Civil Town	19,813	20,436	21,752	22,563	3.1%	6.4%	3.7%
Blue River Valley School Corp	2,976,446	2,960,533	1,821,487	1,905,726	-0.5%	-38.5%	4.6%
South Henry School Corp	2,901,762	2,704,826	2,037,411	1,882,152	-6.8%	-24.7%	-7.6%
Shenandoah School Corp	4,998,635	4,809,476	2,627,023	3,041,633	-3.8%	-45.4%	15.8%
New Castle Community School Corp	12,420,626	12,639,340	7,017,366	6,860,805	1.8%	-44.5%	-2.2%
Charles A. Beard Memorial School Corp	3,965,528	4,174,621	2,152,510	2,528,799	5.3%	-48.4%	17.5%
Union School Corp	498,712	463,391	227,337	218,583	-7.1%	-50.9%	-3.9%
Nettle Creek School Corp	530,850	541,806	293,349	314,401	2.1%	-45.9%	7.2%
Knightstown Public Library	46,759	48,120	50,559	52,502	2.9%	5.1%	3.8%
Middletown-Fall Creek Township Pub Lib	101,242	116,580	69,340	71,936	15.1%	-40.5%	3.7%
Spiceland Public Library	13,442	13,889	14,474	15,018	3.3%	4.2%	3.8%
New Castle-Henry County Public Library	2,253,167	1,775,969	1,905,096	1,920,859	-21.2%	7.3%	0.8%
Three Rivers Solid Waste Mgt Dist	0	0	0	0			
Middletown Redevelopment Comm	0	0	0	0			
Henry County Redevelopment Comm	28,160	44,962	46,056	0	59.7%	2.4%	-100.0%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
33001	Blue River Township	2.2586	--	3.8697%	--	7.1411%	--	--	--	2.0099
33002	Mooreland Town	2.8744	--	3.8697%	--	0.5159%	--	--	--	2.7483
33003	Dudley Township	1.8764	--	3.8697%	--	26.3726%	--	--	--	1.3089
33004	Straughn Town	2.4508	--	3.8697%	--	--	--	--	--	2.3560
33005	Fall Creek Township	1.7917	--	3.8697%	--	0.7106%	--	--	--	1.7096
33006	Middletown Town	2.3970	--	3.8697%	--	17.7404%	--	--	--	1.8790
33007	Franklin Township	1.9215	--	3.8697%	--	11.1992%	--	--	--	1.6320
33008	Lewisville Town	2.4814	--	3.8697%	--	1.8580%	--	--	--	2.3393
33009	Greensboro Township	2.1662	--	3.8697%	--	0.7080%	--	--	--	2.0670
33010	Shirley Town	3.8827	--	3.8697%	--	0.0127%	--	--	--	3.7320
33011	Greensboro Town	2.6870	--	3.8697%	--	--	--	--	--	2.5830
33012	Kennard Town	2.8227	--	3.8697%	--	0.3632%	--	--	--	2.7032
33013	Harrison Township	1.7848	--	3.8697%	--	31.5297%	--	--	--	1.1530
33014	Cadiz Town	1.9699	--	3.8697%	--	3.0710%	--	--	--	1.8332
33015	Henry Township	2.1167	--	3.8697%	--	44.2273%	--	--	--	1.0986
33016	New Castle City	3.7736	--	3.8697%	--	19.0222%	--	--	--	2.9098
33017	Jefferson Township	1.8343	--	3.8697%	--	2.7270%	--	--	--	1.7133
33018	Sulpher Springs Town	2.1015	--	3.8697%	--	16.5533%	--	--	--	1.6723
33019	West Liberty Township	1.9563	--	3.8697%	--	12.7823%	--	--	--	1.6305
33020	East Liberty Township	1.8668	--	3.8697%	--	4.4928%	--	--	--	1.7107
33021	Prairie Township	2.2835	--	3.8697%	--	5.0819%	--	--	--	2.0791
33022	Mount Summit Town	2.2896	--	3.8697%	--	0.9593%	--	--	--	2.1790
33023	Springport Town	2.8006	--	3.8697%	--	0.0093%	--	--	--	2.6920
33024	Spiceland Township	1.7873	--	3.8697%	--	17.4214%	--	--	--	1.4068
33025	Dunreith Town	2.9850	--	3.8697%	--	0.1482%	--	--	--	2.8651
33026	Spiceland Town	2.1207	--	3.8697%	--	2.7258%	--	--	--	1.9808
33027	Stoney Creek Township	1.6543	--	3.8697%	--	4.3971%	--	--	--	1.5175
33028	Blountsville Town	2.0658	--	3.8697%	--	13.9621%	--	--	--	1.6974
33029	Wayne Township	2.1986	--	3.8697%	--	16.5498%	--	--	--	1.7497
33030	Knightstown Town	3.0507	--	3.8697%	--	12.3412%	--	--	--	2.5562

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Henry County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type						
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	Circuit Breaker as % of Levy
Non-TIF Total	*326,148*	*2,119,271*	*1,459,832*	*0*	*3,905,251*	*36,475,836*	*10.7%*
TIF Total	*0*	*41*	*115,516*	*0*	*115,558*	*1,080,440*	*10.7%*
County Total	*326,148*	*2,119,312*	*1,575,349*	*0*	*4,020,809*	*37,556,276*	*10.7%*
Henry County	53,791	367,893	227,995	0	649,679	8,496,714	7.6%
Blue River Township	31	1,727	0	0	1,758	33,061	5.3%
Dudley Township	1	20	0	0	22	11,004	0.2%
Fall Creek Township	0	494	0	0	494	66,984	0.7%
Franklin Township	5	67	0	0	72	31,419	0.2%
Greensboro Township	168	866	105	0	1,140	21,365	5.3%
Harrison Township	0	0	0	0	0	28,430	0.0%
Henry Township	2,939	19,202	13,800	0	35,940	531,605	6.8%
Jefferson Township	0	17	0	0	17	45,182	0.0%
Liberty Township	0	0	0	0	0	31,847	0.0%
Prairie Township	606	3,729	0	0	4,335	103,702	4.2%
Spiceland Township	6	107	0	0	113	38,769	0.3%
Stoney Creek Township	0	6	0	0	6	27,775	0.0%
Wayne Township	237	4,798	186	0	5,221	100,382	5.2%
New Castle Civil City	141,438	800,831	698,937	0	1,641,206	6,926,725	23.7%
Shirley Civil Town	119	8,510	6,171	0	14,800	56,636	26.1%
Blountsville Civil Town	0	89	0	0	89	7,684	1.2%
Cadiz Civil Town	0	0	0	0	0	3,955	0.0%
Dunreith Civil Town	247	2,792	0	0	3,039	33,783	9.0%
Greensboro Civil Town	0	640	0	0	640	8,418	7.6%
Kennard Civil Town	299	2,320	0	0	2,618	32,814	8.0%
Knightstown Civil Town	2,744	35,482	2,177	0	40,403	372,759	10.8%
Lewisville Civil Town	151	1,953	0	0	2,104	32,489	6.5%
Middletown Civil Town	0	15,963	0	0	15,964	485,362	3.3%
Mooreland Civil Town	84	2,329	0	0	2,413	27,126	8.9%
Mount Summit Civil Town	3	117	0	0	120	6,271	1.9%
Spiceland Civil Town	0	543	0	0	543	45,318	1.2%
Springport Civil Town	142	910	0	0	1,052	13,472	7.8%
Straughn Civil Town	57	877	0	0	934	19,808	4.7%
Sulphur Springs Civil Town	0	177	0	0	177	22,563	0.8%
Blue River Valley School Corp	8,284	77,934	0	0	86,218	1,905,726	4.5%
South Henry School Corp	605	9,336	0	0	9,941	1,882,152	0.5%
Shenandoah School Corp	1	22,509	0	0	22,510	3,041,633	0.7%
New Castle Community School Corp	89,808	522,381	439,871	0	1,052,060	6,860,805	15.3%
Charles A. Beard Memorial School Corp	9,792	118,177	8,259	0	136,228	2,528,799	5.4%
Union School Corp	0	147	0	0	147	218,583	0.1%
Nettle Creek School Corp	0	0	0	0	0	314,401	0.0%
Knightstown Public Library	386	4,998	307	0	5,691	52,502	10.8%
Middletown-Fall Creek Township Pub Lib	0	1,083	0	0	1,083	71,936	1.5%
Spiceland Public Library	5	86	0	0	91	15,018	0.6%
New Castle-Henry County Public Library	14,197	90,163	62,025	0	166,385	1,920,859	8.7%
Three Rivers Solid Waste Mgt Dist	0	0	0	0	0	0	
Middletown Redevelopment Comm	0	0	0	0	0	0	
Henry County Redevelopment Comm	0	0	0	0	0	0	
TIF - Middletown Town	0	0	10	0	10	15,475	0.1%
TIF - Franklin Township	0	0	0	0	0	43,549	0.0%
TIF - Henry Township	0	0	71	0	71	321,918	0.0%
TIF - New Castle City	0	41	115,435	0	115,477	446,839	25.8%
TIF - Spiceland Township	0	0	0	0	0	252,659	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.

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

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Howard County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

This report describes property tax changes in Howard County between 2009 and 2010, with comparison to changes between 2007 and 2010. The report also shows the overall changes to property tax levies and property assessments since the recent property tax reforms have been implemented. Explanatory information is provided to highlight changes that are unique to Howard County and those that have occurred throughout the state.

Comparable Homestead Property Tax Changes in Howard County

The average homeowner saw a 12.3% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 62.5% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	17,469	87.1%	59	0.3%
No Change	600	3.0%	66	0.3%
Lower Tax Bill	1,980	9.9%	19,924	99.4%
Average Change in Tax Bill	**12.3%**		**-62.5%**	
Detailed Change in Tax Bill				
20% or More	3,224	16.1%	33	0.2%
10% to 19%	8,839	44.1%	13	0.1%
1% to 9%	5,406	27.0%	13	0.1%
0%	600	3.0%	66	0.3%
-1% to -9%	1,088	5.4%	17	0.1%
-10% to -19%	257	1.3%	54	0.3%
-20% to -29%	142	0.7%	113	0.6%
-30% to -39%	79	0.4%	324	1.6%
-40% to -49%	65	0.3%	1,087	5.4%
-50% to -59%	50	0.2%	3,696	18.4%
-60% to -69%	47	0.2%	9,119	45.5%
-70% to -79%	48	0.2%	3,703	18.5%
-80% to -89%	25	0.1%	673	3.4%
-90% to -99%	22	0.1%	477	2.4%
-100%	157	0.8%	661	3.3%
Total	**20,049**	**100.0%**	**20,049**	**100.0%**

99.4% of homeowners saw lower tax bills in 2010 than in 2007.

71.1% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

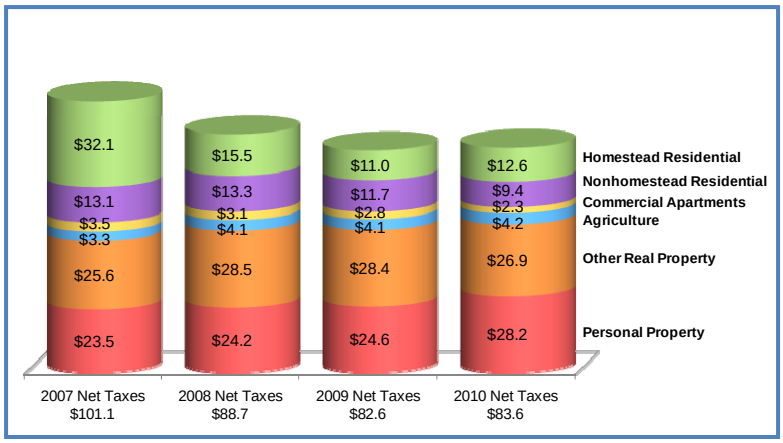
The largest percentage of homeowners have seen between a 50% and 79% decrease in their tax bills from 2007 to 2010.

Note: Percentages may not total due to rounding.

Howard County Overview

The much larger-than-average increase in homeowner tax bills had several causes. The assessed value of commercial and industrial real property fell in Howard in 2010, resulting in higher tax rates. The county saw a decrease in local homestead property tax credit rates, because of a decrease in the local income tax revenues which fund these credits. Howard County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, because the county offered high local homestead credits, despite the decline in the credit rates in 2010. Property tax levies increased 2.2% in Howard County in 2010, similar to the state average increase of 2.4%. Increases in the Kokomo levy for road maintenance and the Western School Corporation debt service fund were partly offset by a decrease in the Kokomo-Center Township School Corporation capital projects fund.

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



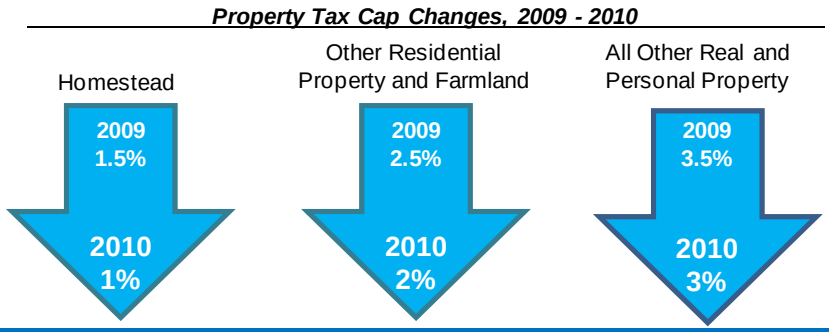
Net tax bills for all taxpayers increased 1.4% in Howard County from 2009 to 2010. This was the same as the statewide reduction. In 2010 apartment owners saw a 17.2% decrease in tax bills. This decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 19.3% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 5.2% decrease and a 14.7% increase, respectively, in tax bills in 2010. These changes in tax bills were mainly

due to changes in assessed value. After deductions and exemptions, business real property net assessed value declined by 9.3%, while personal property net assessed value grew by 6.5%. The tightening of the tax caps from 3.5% to 3% also contributed to the tax changes for commercial and industrial property. Agricultural business property saw a 4.2% increase in tax payments in 2010 because of the Howard County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Howard County in 2010 amounted to 4.7% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was mainly due to the large locally funded homestead credits in Howard County. Tax rates in 11 of 18 total taxing districts exceeded $2, so a large amount of housing in the 2% cap category was eligible for credits. Few commercial or industrial properties in the 3% tax cap category qualified for credits, because the tax rate exceeded $3 in only 2 tax districts. Because of the large local homestead credit, only a small number of homesteads qualified for credits in the 1% category. A larger number of credits were allocated to low-income, elderly homeowners under the 2% annual growth limit for their net taxes.

2010 Circuit Breaker Credits by Cap Category
Howard County Total $4,447,869

1%	2%	3%	Elderly
$5,588	$4,146,117	$269,216	$26,948
0.1%	93.2%	6.1%	0.6%

Howard County, Kokomo City, and the Kokomo-Center Township Consolidated School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Greentown lost the most, at 11.5% each. Losses were greatest for units that overlapped Kokomo because its tax districts had the highest tax rates.

The Effects of Recession

In Howard County the recession had a large effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.1% in December 2007 to 14.4% in July 2009. Job losses and income declines contributed to a 7.9% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Howard County in 2010.

Howard County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	2,861,008,990	2,751,073,450	-3.8%
Other Residential	459,561,600	446,772,300	-2.8%
Ag Business/Land	228,034,000	232,954,600	2.2%
Business Real/Personal	2,874,305,850	2,678,191,910	-6.8%
Total	**$6,422,910,440**	**$6,108,992,260**	**-4.9%**

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

In Howard County, the gross assessed value of business real and personal property fell 6.8% in 2010. Most other assessment categories decreased, except for agriculture business/land which rose 2.2%. Total gross assessed value in Howard County fell 4.9%. This was lower than the state average increase of 0.6%.

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

Howard County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*129,218,594*	*133,188,558*	*93,254,197*	*95,329,814*	*3.1%*	*-30.0%*	*2.2%*
State Unit	104,955	106,288	0	0	1.3%	-100.0%	
Howard County	19,490,959	20,128,309	17,929,142	18,090,015	3.3%	-10.9%	0.9%
Center Township	1,372,785	1,557,694	1,436,254	1,599,628	13.5%	-7.8%	11.4%
Clay Township	38,381	36,329	39,595	40,882	-5.3%	9.0%	3.3%
Ervin Township	50,611	52,481	54,433	56,526	3.7%	3.7%	3.8%
Harrison Township	215,130	204,198	196,236	199,219	-5.1%	-3.9%	1.5%
Honey Creek Township	49,643	59,671	49,211	50,159	20.2%	-17.5%	1.9%
Howard Township	56,588	58,868	61,443	63,729	4.0%	4.4%	3.7%
Jackson Township	18,771	19,471	20,221	20,955	3.7%	3.9%	3.6%
Liberty Township	57,667	62,365	64,839	67,225	8.1%	4.0%	3.7%
Monroe Township	29,083	30,542	31,717	32,905	5.0%	3.8%	3.7%
Taylor Township	179,811	183,085	177,167	174,707	1.8%	-3.2%	-1.4%
Union Township	28,491	29,762	30,898	32,010	4.5%	3.8%	3.6%
Kokomo Civil City	33,564,191	35,053,250	33,346,830	34,606,835	4.4%	-4.9%	3.8%
Greentown Civil Town	336,430	342,492	363,920	377,754	1.8%	6.3%	3.8%
Russiaville Civil Town	223,699	232,724	239,430	247,886	4.0%	2.9%	3.5%
Taylor Community School Corp	7,737,068	7,416,341	3,709,299	3,448,145	-4.1%	-50.0%	-7.0%
Northwestern School Corp	10,089,740	11,025,537	5,625,590	5,808,605	9.3%	-49.0%	3.3%
Eastern Howard Community School Corp	5,831,150	5,901,499	3,754,277	3,716,276	1.2%	-36.4%	-1.0%
Western School Corp	9,547,677	10,665,640	5,318,621	5,587,524	11.7%	-50.1%	5.1%
Kokomo-Center Township Consol School Corp	35,590,499	35,248,041	15,868,325	15,983,560	-1.0%	-55.0%	0.7%
Greentown Public Library	223,215	233,317	242,675	251,777	4.5%	4.0%	3.8%
Kokomo-Howard County Public Library	3,726,083	3,863,067	3,990,437	4,143,368	3.7%	3.3%	3.8%
Howard County Solid Waste Mgt Dist	655,967	677,587	703,637	730,124	3.3%	3.8%	3.8%

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
34001	Center Township	1.5509	--	4.4777%	--	--	--	40.7313%	--	0.8498
34002	Kokomo City - Center Township	2.9019	--	4.4777%	--	--	--	40.7313%	--	1.5900
34003	Kokomo City - Clay Township	2.9791	--	4.4777%	--	--	--	40.7313%	--	1.6323
34006	Kokomo City - Harrison Township	3.2047	--	4.4777%	--	--	--	40.7313%	--	1.7559
34007	Kokomo City - Howard Township	2.9827	--	4.4777%	--	--	--	40.7313%	--	1.6343
34010	Jackson Township	2.1488	--	4.4777%	--	--	--	40.7313%	--	1.1773
34011	Liberty Township	2.1417	--	4.4777%	--	--	--	40.7313%	--	1.1735
34012	Greentown Town	2.8425	--	4.4777%	--	--	--	40.7313%	--	1.5574
34015	Kokomo City - Taylor Township	3.4010	--	4.4777%	--	--	--	40.7313%	--	1.8634
34016	Union Township	2.1465	--	4.4777%	--	--	--	40.7313%	--	1.1761
34017	Clay Township	1.5778	--	4.4777%	--	--	--	40.7313%	--	0.8645
34018	Ervin Township	1.5997	--	4.4777%	--	--	--	40.7313%	--	0.8765
34019	Harrison Township	1.8169	--	4.4777%	--	--	--	40.7313%	--	0.9955
34020	Honey Creek Township	1.8605	--	4.4777%	--	--	--	40.7313%	--	1.0194
34021	Russiaville Town	2.7811	--	4.4777%	--	--	--	40.7313%	--	1.5238
34022	Howard Township	1.5802	--	4.4777%	--	--	--	40.7313%	--	0.8658
34023	Monroe Township	1.8096	--	4.4777%	--	--	--	40.7313%	--	0.9915
34024	Taylor Township	2.0417	--	4.4777%	--	--	--	40.7313%	--	1.1187

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Howard County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*5,588*	*4,146,117*	*269,216*	*26,948*	*4,447,869*	*95,329,814*	*4.7%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*5,588*	*4,146,117*	*269,216*	*26,948*	*4,447,869*	*95,329,814*	*4.7%*
Howard County	932	697,382	39,738	5,768	743,820	18,090,015	4.1%
Center Township	99	80,403	0	601	81,104	1,599,628	5.1%
Clay Township	0	33	0	6	39	40,882	0.1%
Ervin Township	0	0	0	4	4	56,526	0.0%
Harrison Township	0	2,443	942	155	3,540	199,219	1.8%
Honey Creek Township	0	718	0	5	723	50,159	1.4%
Howard Township	0	0	0	34	34	63,729	0.1%
Jackson Township	0	847	0	8	855	20,955	4.1%
Liberty Township	0	2,865	0	19	2,884	67,225	4.3%
Monroe Township	0	0	0	6	6	32,905	0.0%
Taylor Township	14	2,534	885	15	3,448	174,707	2.0%
Union Township	6	906	0	28	940	32,010	2.9%
Kokomo Civil City	2,483	1,822,520	116,266	7,295	1,948,564	34,606,835	5.6%
Greentown Civil Town	0	43,164	0	136	43,300	377,754	11.5%
Russiaville Civil Town	0	22,287	0	50	22,337	247,886	9.0%
Taylor Community School Corp	569	103,994	56,068	297	160,927	3,448,145	4.7%
Northwestern School Corp	0	5,065	0	1,128	6,193	5,808,605	0.1%
Eastern Howard Community School Corp	155	167,072	0	1,638	168,865	3,716,276	4.5%
Western School Corp	0	138,141	43,952	3,083	185,176	5,587,524	3.3%
Kokomo-Center Township Consol School Corp	1,065	858,471	0	5,044	864,580	15,983,560	5.4%
Greentown Public Library	11	11,319	0	111	11,441	251,777	4.5%
Kokomo-Howard County Public Library	216	157,805	9,761	1,284	169,068	4,143,368	4.1%
Howard County Solid Waste Mgt Dist	38	28,147	1,604	233	30,021	730,124	4.1%

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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Huntington County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Huntington County

The average homeowner saw a 4.7% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 38.5% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	5,345	52.9%	259	2.6%
No Change	362	3.6%	73	0.7%
Lower Tax Bill	4,388	43.5%	9,763	96.7%
Average Change in Tax Bill	**-4.7%**		**-38.5%**	
Detailed Change in Tax Bill				
20% or More	523	5.2%	126	1.2%
10% to 19%	980	9.7%	44	0.4%
1% to 9%	3,842	38.1%	89	0.9%
0%	362	3.6%	73	0.7%
-1% to -9%	1,621	16.1%	209	2.1%
-10% to -19%	1,841	18.2%	555	5.5%
-20% to -29%	515	5.1%	1,318	13.1%
-30% to -39%	137	1.4%	2,727	27.0%
-40% to -49%	60	0.6%	2,718	26.9%
-50% to -59%	32	0.3%	1,092	10.8%
-60% to -69%	23	0.2%	294	2.9%
-70% to -79%	24	0.2%	201	2.0%
-80% to -89%	30	0.3%	163	1.6%
-90% to -99%	4	0.0%	114	1.1%
-100%	101	1.0%	372	3.7%
Total	**10,095**	**100.0%**	**10,095**	**100.0%**

Note: Percentages may not total due to rounding.

96.7% of homeowners saw lower tax bills in 2010 than in 2007.

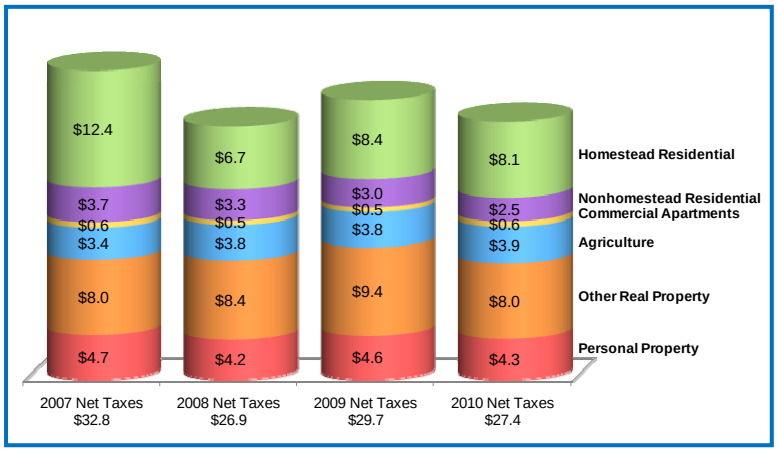
57.8% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Huntington County Overview

The decline in homeowner tax bills was slightly larger than the state average of 2.1%. The assessed value of commercial and industrial real property fell in Huntington County in 2010, resulting in a small tax shift to homeowners. But property tax levies decreased 1.8% in the county in 2010, compared to the state average increase of 2.4%. This was mostly the result of a drop in the debt service and capital projects fund levies of the Huntington Community School Corporation. Huntington County homeowners benefitted about the same from the one percent property tax cap as did homeowners in the average county.

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



Net tax bills for all taxpayers decreased 8.1% in Huntington County from 2009 to 2010. This was larger than the statewide reduction of 1.4%. In 2010 apartment owners saw an 11.4% increase in tax bills. This large increase was due mainly to new investment. Existing apartment parcels declined by 13.6%, caused mainly by the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw an 18.5% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 14.6% and 7.1% decrease, respectively, in tax bills in 2010. This was mainly because of the tightening of tax caps from 3.5% to 3%.

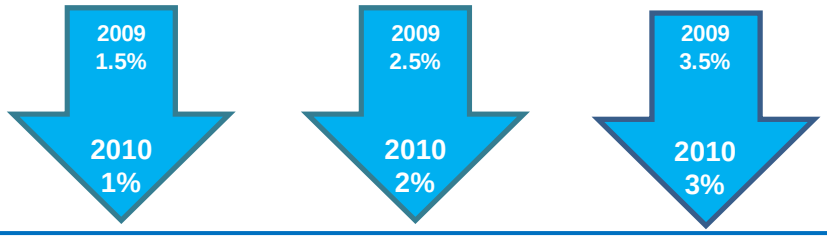
Agricultural business property saw a 1.9% increase in tax payments in 2010 because the Huntington County tax levy decreases moderated the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Huntington County in 2010 amounted to 11.8% of the total property tax levy. The statewide average was 6.3%. The larger percentage loss in the county was mainly due to higher-than-average tax rates in Huntington County. Tax rates in 6 of 22 taxing districts exceeded $2, with two rates exceeding $3 including one rate over $4. These tax rates caused many properties in all cap classes to qualify for circuit breaker credits. Circuit breaker credits were, however, moderated in the 1% and 2% categories because the county provides a LOIT-funded residential property tax credit.

2010 Circuit Breaker Credits by Cap Category
Huntington County Total $3,842,559

1%	2%	3%	Elderly
$457,120	$1,236,967	$2,108,741	$39,731
11.9%	32.2%	54.9%	1.0%

Huntington County, Huntington City, and the Huntington County Community School Corporation, along with the Huntington TIF district saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the Town of Andrews lost the most of all taxing units, at 26.8%. The Huntington TIF district also lost 26.8% of TIF proceeds to circuit breaker credits. Losses were greatest for units that overlapped the municipalities of Huntington and Andrews because these tax districts had the highest tax rates.

The Effects of Recession

In Huntington County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.7% in December 2007 to 12.2% in July 2009. Job losses and income declines contributed to a 0.5% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credits declined in Huntington County in 2010.

Huntington County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,274,948,700	1,239,468,360	-2.8%
Other Residential	128,789,800	127,453,300	-1.0%
Ag Business/Land	239,447,700	248,703,900	3.9%
Business Real/Personal	702,951,460	678,648,517	-3.5%
Total	**$2,346,137,660**	**$2,294,274,077**	**-2.2%**

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

In Huntington County, the gross assessed value of business real and personal property fell 3.5% in 2010. Other assessment categories decreased while agricultural business/land rose 3.9%. Total gross assessed value in Huntington County fell 2.2%. This was lower than the state average increase of 0.6%.

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

Huntington County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*42,500,755*	*41,576,303*	*31,132,689*	*30,566,864*	*-2.2%*	*-25.1%*	*-1.8%*
State Unit	34,788	37,276	0	0	7.2%	-100.0%	
Huntington County	7,270,837	7,031,235	6,355,566	6,428,174	-3.3%	-9.6%	1.1%
Clear Creek Township	55,970	59,128	54,689	55,193	5.6%	-7.5%	0.9%
Dallas Township	45,405	47,684	44,296	46,079	5.0%	-7.1%	4.0%
Huntington Township	283,118	291,961	292,830	302,075	3.1%	0.3%	3.2%
Jackson Township	34,078	40,763	42,372	43,751	19.6%	3.9%	3.3%
Jefferson Township	29,946	30,924	31,351	32,504	3.3%	1.4%	3.7%
Lancaster Township	24,739	25,938	25,683	25,893	4.8%	-1.0%	0.8%
Polk Township	20,284	20,849	20,859	21,517	2.8%	0.0%	3.2%
Rock Creek Township	15,010	23,957	25,156	45,020	59.6%	5.0%	79.0%
Salamonie Township	19,525	20,412	21,062	33,345	4.5%	3.2%	58.3%
Union Township	13,244	12,985	14,068	33,098	-2.0%	8.3%	135.3%
Warren Township	39,083	41,132	41,586	42,762	5.2%	1.1%	2.8%
Wayne Township	21,017	22,327	22,908	23,318	6.2%	2.6%	1.8%
Huntington Civil City	8,310,059	8,537,654	7,967,639	8,486,539	2.7%	-6.7%	6.5%
Andrews Civil Town	279,098	284,146	296,396	309,171	1.8%	4.3%	4.3%
Markle Civil Town	179,986	231,156	214,669	227,173	28.4%	-7.1%	5.8%
Mount Etna Civil Town	3,873	3,694	52	4,326	-4.6%	-98.6%	8219.2%
Roanoke Civil Town	398,863	429,800	458,887	488,713	7.8%	6.8%	6.5%
Warren Civil Town	250,205	256,795	265,294	269,600	2.6%	3.3%	1.6%
Huntington County Comm School Corp	23,350,460	22,361,100	13,105,714	11,769,647	-4.2%	-41.4%	-10.2%
Andrews Public Library	44,312	46,639	48,043	49,637	5.3%	3.0%	3.3%
Roanoke Public Library	46,485	48,585	49,196	54,512	4.5%	1.3%	10.8%
Warren Public Library	68,537	73,978	75,834	78,547	7.9%	2.5%	3.6%
Huntington Library	1,508,183	1,436,208	1,492,260	1,524,818	-4.8%	3.9%	2.2%
Huntington County Solid Waste Mgt Dist	153,650	159,977	166,279	171,452	4.1%	3.9%	3.1%
Huntington City Redevelopment Comm	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
35001	Clear Creek Township	1.5215	--	4.2062%	--	--	--	--	11.9444%	1.2758
35002	Dallas Township	1.6914	--	4.2062%	--	--	--	--	11.9444%	1.4182
35003	Andrews Town	4.3916	--	4.2062%	--	--	--	--	11.9444%	3.6823
35004	Huntington Township	1.8470	--	4.2062%	--	--	--	--	11.9444%	1.5487
35005	Huntington City	3.8272	--	4.2062%	--	--	--	--	11.9444%	3.2091
35006	Jackson Township	1.4886	--	4.2062%	--	--	--	--	11.9444%	1.2482
35007	Roanoke Town	2.6484	--	4.2062%	--	--	--	--	11.9444%	2.2207
35008	Jefferson Township	1.5292	--	4.2062%	--	--	--	--	11.9444%	1.2822
35009	Mount Etna Town-Jefferson Town	1.7361	--	4.2062%	--	--	--	--	11.9444%	1.4557
35010	Lancaster Township	1.5068	--	4.2062%	--	--	--	--	11.9444%	1.2634
35011	Mount Etna Town-Lancaster Town	1.7199	--	4.2062%	--	--	--	--	11.9444%	1.4421
35012	Polk Township	1.5400	--	4.2062%	--	--	--	--	11.9444%	1.2913
35013	Mount Etna Town-Polk Township	1.7509	--	4.2062%	--	--	--	--	11.9444%	1.4681
35014	Rock Creek Township	1.5430	--	4.2062%	--	--	--	--	11.9444%	1.2938
35015	Markle Town	2.8256	--	4.2062%	--	--	--	--	11.9444%	2.3692
35016	Salamonie Township	1.6177	--	4.2062%	--	--	--	--	11.9444%	1.3564
35017	Warren Town	2.4771	--	4.2062%	--	--	--	--	11.9444%	2.0770
35018	Union Township	1.4979	--	4.2062%	--	--	--	--	11.9444%	1.2560
35019	Warren Township	1.5797	--	4.2062%	--	--	--	--	11.9444%	1.3246
35020	Wayne Township	1.5172	--	4.2062%	--	--	--	--	11.9444%	1.2722
35021	Mount Etna Town-Wayne Township	1.7389	--	4.2062%	--	--	--	--	11.9444%	1.4581
35022	Markle Union	2.8076	--	4.2062%	--	--	--	--	11.9444%	2.3542

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Huntington County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*457,120*	*1,218,319*	*1,630,499*	*39,731*	*3,345,669*	*30,566,864*	*10.9%*
TIF Total	*0*	*18,648*	*478,242*	*0*	*496,890*	*2,099,051*	*23.7%*
County Total	*457,120*	*1,236,967*	*2,108,741*	*39,731*	*3,842,559*	*32,665,915*	*11.8%*
Huntington County	62,104	163,774	216,287	6,615	448,780	6,428,174	7.0%
Clear Creek Township	0	0	0	4	4	55,193	0.0%
Dallas Township	24	439	346	7	815	46,079	1.8%
Huntington Township	4,159	10,626	15,188	393	30,367	302,075	10.1%
Jackson Township	98	109	0	30	237	43,751	0.5%
Jefferson Township	0	0	0	28	28	32,504	0.1%
Lancaster Township	0	0	0	6	6	25,893	0.0%
Polk Township	0	0	0	24	24	21,517	0.1%
Rock Creek Township	29	139	0	36	204	45,020	0.5%
Salamonie Township	2	37	0	5	44	33,345	0.1%
Union Township	0	1	0	5	6	33,098	0.0%
Warren Township	0	0	0	53	53	42,762	0.1%
Wayne Township	0	0	0	2	2	23,318	0.0%
Huntington Civil City	232,314	593,534	848,364	13,844	1,688,056	8,486,539	19.9%
Andrews Civil Town	2,427	44,670	35,164	687	82,949	309,171	26.8%
Markle Civil Town	1,298	6,316	0	1,535	9,148	227,173	4.0%
Mount Etna Civil Town	0	0	0	18	18	4,326	0.4%
Roanoke Civil Town	7,186	8,016	0	1,259	16,461	488,713	3.4%
Warren Civil Town	198	3,455	0	151	3,804	269,600	1.4%
Huntington County Comm School Corp	113,708	299,862	396,011	12,111	821,692	11,769,647	7.0%
Andrews Public Library	95	1,743	1,372	27	3,238	49,637	6.5%
Roanoke Public Library	802	894	0	140	1,836	54,512	3.4%
Warren Public Library	22	376	0	22	419	78,547	0.5%
Huntington Library	30,999	79,959	111,998	2,552	225,509	1,524,818	14.8%
Huntington County Solid Waste Mgt Dist	1,656	4,368	5,769	176	11,970	171,452	7.0%
Huntington City Redevelopment Comm	0	0	0	0	0	0	
TIF - Hunt Twp	0	0	0	0	0	36,192	0.0%
TIF - Htgn Corp	0	18,029	478,242	0	496,270	1,851,945	26.8%
TIF - Roanoke Corp	0	343	0	0	343	26,119	1.3%
TIF - Markle Corp	0	31	0	0	31	10,049	0.3%
TIF - Salamonie Township	0	0	0	0	0	97,130	0.0%
TIF - Union Twp	0	0	0	0	0	19,659	0.0%
TIF - Markle Union	0	246	0	0	246	57,957	0.4%

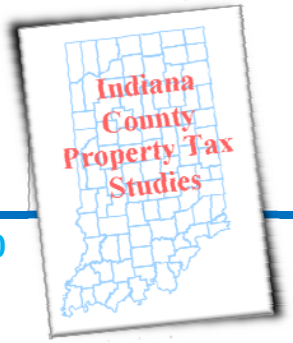
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Jackson County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Jackson County

The average homeowner saw a 6.8% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 41.0% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	6,732	68.7%	157	1.6%
No Change	280	2.9%	34	0.3%
Lower Tax Bill	2,783	28.4%	9,604	98.1%
Average Change in Tax Bill	**6.8%**		**-41.0%**	
Detailed Change in Tax Bill				
20% or More	3,030	30.9%	94	1.0%
10% to 19%	1,472	15.0%	19	0.2%
1% to 9%	2,230	22.8%	44	0.4%
0%	280	2.9%	34	0.3%
-1% to -9%	1,051	10.7%	105	1.1%
-10% to -19%	698	7.1%	472	4.8%
-20% to -29%	642	6.6%	1,195	12.2%
-30% to -39%	171	1.7%	1,752	17.9%
-40% to -49%	63	0.6%	1,810	18.5%
-50% to -59%	53	0.5%	2,347	24.0%
-60% to -69%	22	0.2%	963	9.8%
-70% to -79%	20	0.2%	295	3.0%
-80% to -89%	17	0.2%	272	2.8%
-90% to -99%	10	0.1%	157	1.6%
-100%	36	0.4%	236	2.4%
Total	**9,795**	**100.0%**	**9,795**	**100.0%**

Note: Percentages may not total due to rounding.

98.1% of homeowners saw lower tax bills in 2010 than in 2007.

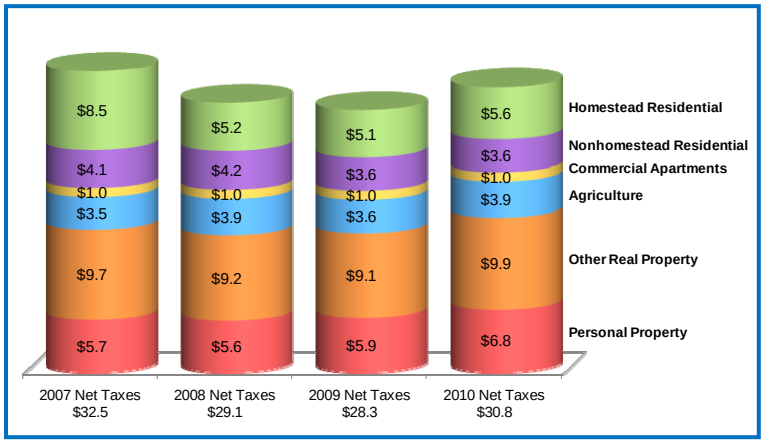
68.7% of homeowners saw tax increases of 1% or more from 2009 to 2010.

The largest percentage of homeowners have seen between a 40% and 59% decrease in their tax bills from 2007 to 2010.

Jackson County Overview

The larger-than-average increase in homeowner tax bills had several causes. Property tax levies increased 5.8% in Jackson County in 2010, more than the state average increase of 2.4%. The largest levy increases were in the Brownstown Central School Corporation debt service and bus replacement funds, the Seymour Community School Corporation capital projects and bus replacement funds, and several funds in the City of Seymour. The county saw a decrease in local homestead property tax credit rates because of a decrease in the local income tax revenues which fund these credits. Jackson County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Jackson County home values and tax rates tend to be lower than the state average.

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



Net tax bills for all taxpayers increased 8% in Jackson County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 0.6% decrease in tax bills. This decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 2.4% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 7.7% and 14.9% increase,

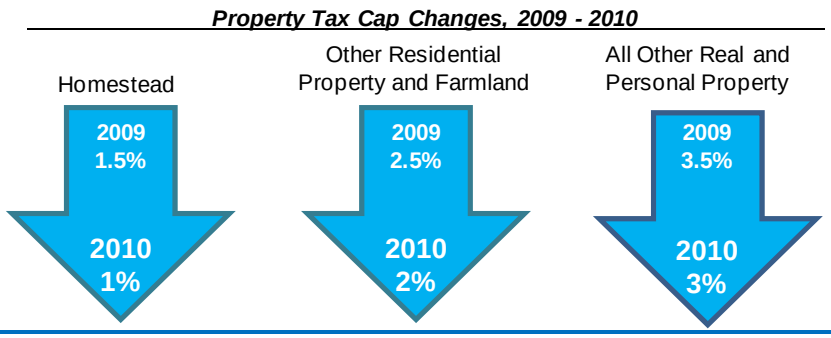
respectively, in tax bills in 2010. This was mainly because of the increase in Jackson County property tax levies. Commercial and industrial property did not benefit from the tightened tax caps because Jackson County's tax rates were not high enough for this type of property to qualify for tax cap credits.

Agricultural business property saw a 7.4% increase in tax payments in 2010 because of the Jackson County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Jackson County in 2010 amounted to 0.8% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to lower-than-average tax rates in Jackson County and to having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. No commercial or industrial properties in the 3% tax cap category qualified for credits because all Jackson County tax rates were under $3. Neither Jackson County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Jackson County Total $260,567

1%	2%	3%	Elderly
$1,538	$229,627	$0	$29,402
0.6%	88.1%	0.0%	11.3%

Jackson County, Seymour City, and the Seymour Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, The Town of Medora lost the most, at 6.8%. Losses were greatest for units that overlapped the Town of Medora because its tax district had the highest tax rate.

The Effects of Recession

In Jackson County the recession had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.0% in December 2007 to 11.2% in July 2009. Job losses and income declines contributed to a 2.7% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Jackson County in 2010.

Jackson County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,325,296,600	1,288,575,000	-2.8%
Other Residential	220,286,100	224,644,100	2.0%
Ag Business/Land	253,615,300	260,962,400	2.9%
Business Real/Personal	991,000,203	1,019,052,121	2.8%
Total	**$2,790,198,203**	**$2,793,233,621**	**0.1%**

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

In Jackson County, the gross assessed value of business real and personal property rose 2.8% in 2010. Other assessment categories increased with the exception of homesteads, which decreased. Total gross assessed value in Jackson County rose 0.1%. This was lower than the state average increase of 0.6%.

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

Jackson County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*46,476,233*	*45,731,302*	*30,591,726*	*32,356,017*	*-1.6%*	*-33.1%*	*5.8%*
State Unit	51,789	51,987	0	0	0.4%	-100.0%	
Jackson County	7,664,732	7,720,123	6,582,287	6,487,331	0.7%	-14.7%	-1.4%
Brownstown Township	75,413	75,722	78,455	80,572	0.4%	3.6%	2.7%
Carr Township	57,931	56,989	60,909	66,459	-1.6%	6.9%	9.1%
Driftwood Township	24,872	26,040	24,816	27,395	4.7%	-4.7%	10.4%
Grassy Fork Township	22,988	23,681	24,954	25,846	3.0%	5.4%	3.6%
Hamilton Township	54,192	54,244	50,928	48,245	0.1%	-6.1%	-5.3%
Jackson Township	106,120	108,459	115,297	119,497	2.2%	6.3%	3.6%
Owen Township	30,895	25,450	31,598	26,931	-17.6%	24.2%	-14.8%
Pershing Township	22,464	17,909	17,371	18,598	-20.3%	-3.0%	7.1%
Redding Township	17,011	17,478	18,444	18,992	2.7%	5.5%	3.0%
Salt Creek Township	10,787	10,759	10,748	10,740	-0.3%	-0.1%	-0.1%
Vernon Township	67,032	62,489	63,708	62,249	-6.8%	2.0%	-2.3%
Washington Township	9,859	10,521	10,902	11,356	6.7%	3.6%	4.2%
Seymour Civil City	7,509,805	7,452,693	7,499,642	7,886,894	-0.8%	0.6%	5.2%
Brownstown Civil Town	535,458	457,003	437,627	590,816	-14.7%	-4.2%	35.0%
Crothersville Civil Town	223,842	191,137	202,204	219,796	-14.6%	5.8%	8.7%
Medora Civil Town	53,496	47,880	53,386	55,821	-10.5%	11.5%	4.6%
Medora Community School Corp	771,913	837,261	504,520	444,421	8.5%	-39.7%	-11.9%
Seymour Community School Corp	19,059,535	18,361,866	8,661,758	9,197,266	-3.7%	-52.8%	6.2%
Brownstown Central Community School Corp	5,970,092	6,157,220	3,140,671	3,739,019	3.1%	-49.0%	19.1%
Crothersville Community School Corp	2,499,390	2,373,483	1,266,672	1,454,603	-5.0%	-46.6%	14.8%
Brownstown Public Library	250,438	235,667	261,924	271,161	-5.9%	11.1%	3.5%
Jackson County Public Library	1,348,344	1,315,750	1,432,406	1,449,189	-2.4%	8.9%	1.2%
Seymour Airport Authority	0	0	0	0			
Jackson County Solid Waste	0	0	0	0			
Pershing Fire Dist	37,835	39,491	40,499	42,820	4.4%	2.6%	5.7%

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
36001	Brownstown Township	1.5353	--	4.3134%	--	5.4521%	--	--	--	1.3854
36002	Brownstown Town	2.2351	--	4.3134%	--	8.7968%	--	--	--	1.9421
36003	Carr Township	1.9902	--	4.3134%	--	5.4638%	--	--	--	1.7956
36004	Medora Town	2.7214	--	4.3134%	--	5.7993%	--	--	--	2.4462
36005	Driftwood Township	1.5674	--	4.3134%	--	1.9168%	--	--	--	1.4697
36006	Grassy Fork Township	1.5428	--	4.3134%	--	5.1631%	--	--	--	1.3966
36007	Hamilton Township	1.2249	--	4.3134%	--	27.5275%	--	--	--	0.8349
36008	Jackson Township	1.1889	--	4.3134%	--	7.7550%	--	--	--	1.0454
36009	Seymour City-Jackson Township	2.1074	--	4.3134%	--	60.4159%	--	--	--	0.7433
36010	Owen Township	1.5280	--	4.3134%	--	1.3386%	--	--	--	1.4416
36011	Pershing Township	1.6611	--	4.3134%	--	0.5431%	--	--	--	1.5804
36012	Redding Township	1.1854	--	4.3134%	--	2.6968%	--	--	--	1.1023
36013	Seymour City-Redding Township	2.1039	--	4.3134%	--	16.4419%	--	--	--	1.6672
36014	Salt Creek Township	1.5853	--	4.3134%	--	7.0628%	--	--	--	1.4050
36015	Vernon Township	1.7627	--	4.3134%	--	2.3940%	--	--	--	1.6445
36016	Crothersville Town	2.1463	--	4.3134%	--	26.1961%	--	--	--	1.4915
36017	Washington Township	1.1945	--	4.3134%	--	3.4034%	--	--	--	1.1023

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Jackson County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*1,538*	*229,553*	*0*	*29,402*	*260,493*	*32,356,017*	*0.8%*
TIF Total	*0*	*74*	*0*	*0*	*74*	*570,959*	*0.0%*
County Total	*1,538*	*229,627*	*0*	*29,402*	*260,567*	*32,926,976*	*0.8%*
Jackson County	278	38,281	0	5,903	44,463	6,487,331	0.7%
Brownstown Township	8	387	0	139	535	80,572	0.7%
Carr Township	1	1,029	0	24	1,054	66,459	1.6%
Driftwood Township	0	0	0	7	7	27,395	0.0%
Grassy Fork Township	0	0	0	16	16	25,846	0.1%
Hamilton Township	0	0	0	19	19	48,245	0.0%
Jackson Township	0	836	0	132	968	119,497	0.8%
Owen Township	9	0	0	19	28	26,931	0.1%
Pershing Township	0	0	0	20	20	18,598	0.1%
Redding Township	0	65	0	9	74	18,992	0.4%
Salt Creek Township	10	0	0	1	11	10,740	0.1%
Vernon Township	0	358	0	3	361	62,249	0.6%
Washington Township	0	0	0	0	0	11,356	0.0%
Seymour Civil City	0	65,379	0	7,105	72,484	7,886,894	0.9%
Brownstown Civil Town	368	16,912	0	1,113	18,393	590,816	3.1%
Crothersville Civil Town	0	2,563	0	18	2,582	219,796	1.2%
Medora Civil Town	2	3,773	0	25	3,800	55,821	6.8%
Medora Community School Corp	4	6,884	0	158	7,046	444,421	1.6%
Seymour Community School Corp	0	51,200	0	8,309	59,509	9,197,266	0.6%
Brownstown Central Community School Corp	781	23,334	0	4,705	28,820	3,739,019	0.8%
Crothersville Community School Corp	0	8,370	0	60	8,430	1,454,603	0.6%
Brownstown Public Library	50	2,276	0	387	2,713	271,161	1.0%
Jackson County Public Library	26	7,904	0	1,184	9,114	1,449,189	0.6%
Seymour Airport Authority	0	0	0	0	0	0	
Jackson County Solid Waste	0	0	0	0	0	0	
Pershing Fire Dist	0	0	0	46	46	42,820	0.1%
TIF - Burkhart - Jackson	0	60	0	0	60	325,203	0.0%
TIF - Burkhart - Redding	0	13	0	0	13	245,756	0.0%

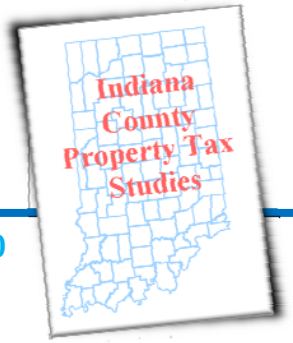
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Jasper County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Jasper County

	2009 to 2010 Number of Homesteads	2009 to 2010 % Share of Total	2007 to 2010 Number of Homesteads	2007 to 2010 % Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	939	12.4%	189	2.5%
No Change	102	1.3%	10	0.1%
Lower Tax Bill	6,517	86.2%	7,359	97.4%
Average Change in Tax Bill	**-3.1%**		**-53.2%**	
Detailed Change in Tax Bill				
20% or More	157	2.1%	155	2.1%
10% to 19%	144	1.9%	17	0.2%
1% to 9%	638	8.4%	17	0.2%
0%	102	1.3%	10	0.1%
-1% to -9%	4,847	64.1%	34	0.4%
-10% to -19%	1,568	20.7%	48	0.6%
-20% to -29%	35	0.5%	79	1.0%
-30% to -39%	20	0.3%	169	2.2%
-40% to -49%	15	0.2%	1,489	19.7%
-50% to -59%	6	0.1%	3,345	44.3%
-60% to -69%	7	0.1%	1,629	21.6%
-70% to -79%	7	0.1%	320	4.2%
-80% to -89%	5	0.1%	110	1.5%
-90% to -99%	1	0.0%	43	0.6%
-100%	6	0.1%	93	1.2%
Total	**7,558**	**100.0%**	**7,558**	**100.0%**

Note: Percentages may not total due to rounding.

The average homeowner saw a 3.1% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 53.2% lower than they were in 2007, before the property tax reforms.

97.4% of homeowners saw lower tax bills in 2010 than in 2007.

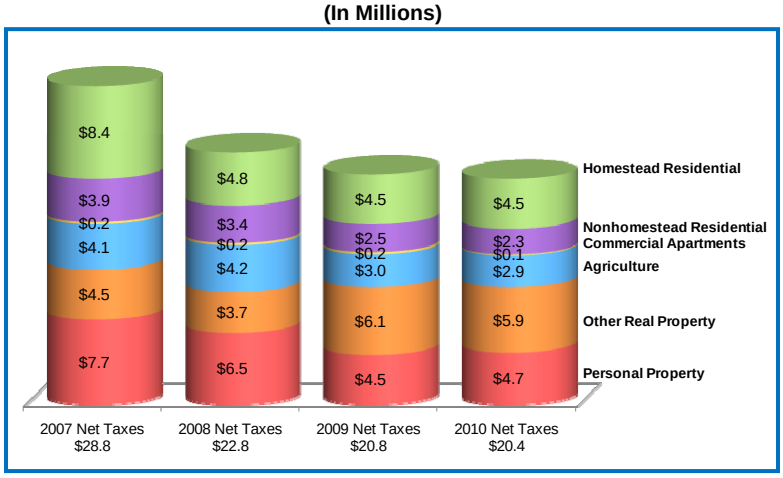
84.8% of homeowners saw tax decreases of between 1% and 19% from 2009 to 2010.

The largest percentage of homeowners have seen between a 50% and 69% decrease in their tax bills from 2007 to 2010.

Jasper County Overview

The decline in homeowner tax bills was similar to the state average of 2.1%. Property tax levies decreased 1.2% in Jasper County in 2010, compared to the state average increase of 2.4%. Levies were decreased for the county general fund and for debt service funds in the City of Rensselaer and the Rensselaer Central School Corporation. The Kankakee Valley School Corporation passed a debt referendum, but offset this levy increase with a reduction in another debt service fund. Jasper County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Jasper County provides substantial local property tax credits funded by local income tax revenue.

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



Net tax bills for all taxpayers decreased 2.4% in Jasper County from 2009 to 2010. This was larger than the statewide reduction of 1.4%. In 2010 apartment owners saw a 19.3% decrease in tax bills. This large decrease was partly due to assessed value reductions for two apartment parcels. Tax bills for existing apartment parcels declined by 10.8%. The main causes were levy reductions and an increase in the LOIT-funded property tax credit rate. The levy reductions and property tax credit rate increase also affected nonhomestead residential property (mostly small rental residences), which saw a 7.2% decrease in tax bills. Other real property, mostly commercial and industrial land and buildings, saw a 3.9% decrease, while

personal property, mostly equipment, saw a 4.1% increase in tax bills in 2010. This was mainly because of the decrease in Jasper County property tax levies and changes in assessed value. Business real property assessments increased by 3% while business personal property assessments grew by 7.8%. Commercial and industrial property did not benefit from the tightened tax caps because Jasper County's tax rates were not high enough for this type of property to qualify for tax cap credits.

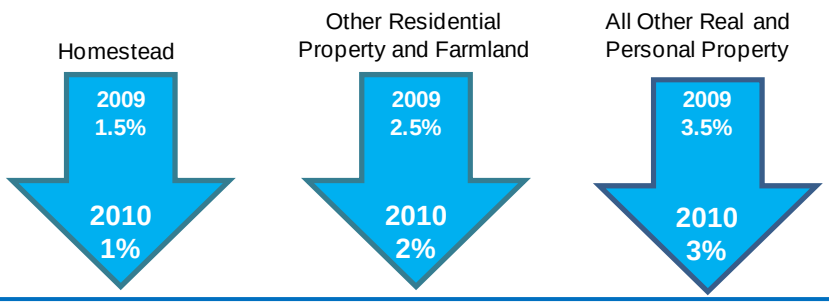
Agricultural business property saw a 5.8% decrease in tax payments in 2010 because of the Jasper County tax levy decreases and LOIT-funded credits, even with the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Jasper County in 2010 amounted to 0.0% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was due to the significantly lower-than-average tax rates in the county plus the LOIT-funded property tax credits. Tax rates were not high enough for any property to qualify for circuit breaker credits under the 1%, 2%, and 3% caps. Low-income, elderly homeowners received $11 in circuit breaker credits.

2010 Circuit Breaker Credits by Cap Category
Jasper County Total $11

1%	2%	3%	Elderly
$0	$0	$0	$11
0.0%	0.0%	0.0%	100.0%

The Effects of Recession

In Jasper County the recession affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.8% in December 2007 to 9.7% in July 2009. Despite job losses, local income tax revenue grew by 1.7%.

Jasper County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,293,371,000	1,315,622,490	1.7%
Other Residential	216,129,800	221,291,800	2.4%
Ag Business/Land	367,965,600	376,257,300	2.3%
Business Real/Personal	1,348,721,620	1,416,987,650	5.1%
Total	**$3,226,188,020**	**$3,330,159,240**	**3.2%**

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

In Jasper County, the gross assessed value of business real and personal property rose 5.1% in 2010. Other assessment categories also increased, and total gross assessed value in Jasper County rose 3.2%. This was higher than the state average increase of 0.6%.

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

Jasper County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*38,987,440*	*41,054,860*	*24,527,032*	*24,244,333*	*5.3%*	*-40.3%*	*-1.2%*
State Unit	48,146	50,524	0	0	4.9%	-100.0%	
Jasper County	7,663,263	7,587,069	6,050,272	5,729,390	-1.0%	-20.3%	-5.3%
Barkley Township	11,134	11,236	11,220	11,103	0.9%	-0.1%	-1.0%
Carpenter Township	81,152	82,430	80,737	77,178	1.6%	-2.1%	-4.4%
Gillam Township	37,143	37,900	36,969	25,852	2.0%	-2.5%	-30.1%
Hanging Grove Township	16,611	16,623	16,358	16,453	0.1%	-1.6%	0.6%
Jordan Township	18,283	18,682	18,465	18,458	2.2%	-1.2%	0.0%
Kankakee Township	60,362	60,611	59,193	55,430	0.4%	-2.3%	-6.4%
Keener Township	294,400	227,135	215,507	214,570	-22.8%	-5.1%	-0.4%
Marion Township	93,145	92,729	89,066	88,715	-0.4%	-4.0%	-0.4%
Milroy Township	0	0	0	0			
Newton Township	23,715	21,530	22,476	22,363	-9.2%	4.4%	-0.5%
Union Township	13,319	13,338	13,266	12,876	0.1%	-0.5%	-2.9%
Walker Township	65,645	100,278	91,436	91,476	52.8%	-8.8%	0.0%
Wheatfield Township	66,417	69,283	64,756	58,290	4.3%	-6.5%	-10.0%
Rensselaer Civil City	1,174,941	1,189,665	1,308,364	1,125,863	1.3%	10.0%	-13.9%
Demotte Civil Town	785,207	795,085	755,663	737,292	1.3%	-5.0%	-2.4%
Remington Civil Town	302,240	290,743	250,475	271,889	-3.8%	-13.9%	8.5%
Wheatfield Civil Town	101,952	104,836	101,622	102,988	2.8%	-3.1%	1.3%
Kankakee Valley School Corp	16,986,313	18,242,784	8,795,840	9,082,493	7.4%	-51.8%	3.3%
Rensselaer Central School Corp	6,689,255	7,562,593	3,684,986	3,384,219	13.1%	-51.3%	-8.2%
West Central School Corp	515,821	497,074	256,771	287,925	-3.6%	-48.3%	12.1%
Tri County School Corp	2,473,056	2,472,612	1,107,868	1,358,963	0.0%	-55.2%	22.7%
Remington Public Library	70,214	70,968	69,971	68,226	1.1%	-1.4%	-2.5%
Jasper County Public Library	1,395,706	1,439,132	1,425,751	1,402,321	3.1%	-0.9%	-1.6%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0			
Remington Redevelopment Comm	0	0	0	0			
Rensselear Redevelopment Comm	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
37002	Carpenter Township	1.1791	30.6806%	6.5479%	--	--	--	--	--	0.7401
37003	Remington Corp (Carpenter)	1.7593	30.6806%	6.5479%	--	--	--	--	--	1.1043
37019	Barkley Township	0.9398	30.6806%	6.5479%	--	--	--	--	--	0.5899
37020	Gillam Township	1.0051	30.6806%	6.5479%	--	--	--	--	--	0.6309
37021	Hanging Grove Township	0.9765	30.6806%	6.5479%	--	--	--	--	--	0.6130
37022	Jordan Township	0.9764	30.6806%	6.5479%	--	--	--	--	--	0.6129
37023	Kankakee Township	1.0866	30.6806%	6.5479%	--	--	--	--	--	0.6821
37024	Keener Township	1.1328	30.6806%	6.5479%	--	--	--	--	--	0.7111
37025	Demotte Corp (Keener)	1.6558	30.6806%	6.5479%	--	--	--	--	--	1.0394
37026	Marion Township	0.9878	30.6806%	6.5479%	--	--	--	--	--	0.6201
37027	Rensselaer Corp (Marion)	1.5116	30.6806%	6.5479%	--	--	--	--	--	0.9489
37028	Milroy Township	0.9261	30.6806%	6.5479%	--	--	--	--	--	0.5813
37029	Newton Township	0.9613	30.6806%	6.5479%	--	--	--	--	--	0.6034
37030	Union Township North	1.0877	30.6806%	6.5479%	--	--	--	--	--	0.6828
37031	Union Township South	0.9379	30.6806%	6.5479%	--	--	--	--	--	0.5887
37032	Walker Township	1.1354	30.6806%	6.5479%	--	--	--	--	--	0.7127
37033	Wheatfield Township	1.1181	30.6806%	6.5479%	--	--	--	--	--	0.7018
37034	Wheatfield Corp (Wheatfield)	1.5607	30.6806%	6.5479%	--	--	--	--	--	0.9797

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Jasper County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*0*	*0*	*0*	*11*	*11*	*24,244,333*	*0.0%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*804,184*	*0.0%*
County Total	*0*	*0*	*0*	*11*	*11*	*25,048,517*	*0.0%*
Jasper County	0	0	0	2	2	5,729,390	0.0%
Barkley Township	0	0	0	0	0	11,103	0.0%
Carpenter Township	0	0	0	0	0	77,178	0.0%
Gillam Township	0	0	0	0	0	25,852	0.0%
Hanging Grove Township	0	0	0	0	0	16,453	0.0%
Jordan Township	0	0	0	0	0	18,458	0.0%
Kankakee Township	0	0	0	0	0	55,430	0.0%
Keener Township	0	0	0	0	0	214,570	0.0%
Marion Township	0	0	0	0	0	88,715	0.0%
Milroy Township	0	0	0	0	0	0	
Newton Township	0	0	0	0	0	22,363	0.0%
Union Township	0	0	0	0	0	12,876	0.0%
Walker Township	0	0	0	0	0	91,476	0.0%
Wheatfield Township	0	0	0	0	0	58,290	0.0%
Rensselaer Civil City	0	0	0	3	3	1,125,863	0.0%
Demotte Civil Town	0	0	0	0	0	737,292	0.0%
Remington Civil Town	0	0	0	0	0	271,889	0.0%
Wheatfield Civil Town	0	0	0	0	0	102,988	0.0%
Kankakee Valley School Corp	0	0	0	2	2	9,082,493	0.0%
Rensselaer Central School Corp	0	0	0	3	3	3,384,219	0.0%
West Central School Corp	0	0	0	0	0	287,925	0.0%
Tri County School Corp	0	0	0	0	0	1,358,963	0.0%
Remington Public Library	0	0	0	0	0	68,226	0.0%
Jasper County Public Library	0	0	0	1	1	1,402,321	0.0%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0	0	0	
Remington Redevelopment Comm	0	0	0	0	0	0	
Rensselear Redevelopment Comm	0	0	0	0	0	0	
TIF - Carpenter Township	0	0	0	0	0	288,737	0.0%
TIF - Remington Corp (Carpenter)	0	0	0	0	0	94,688	0.0%
TIF - Rensselaer Corp (Marion)	0	0	0	0	0	420,759	0.0%

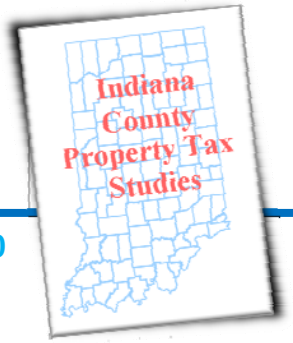
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Jay County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Jay County

The average homeowner saw a 36.2% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 58.3% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	4,909	88.9%	73	1.3%
No Change	436	7.9%	78	1.4%
Lower Tax Bill	179	3.2%	5,373	97.3%
Average Change in Tax Bill	**36.2%**		**-58.3%**	
Detailed Change in Tax Bill				
20% or More	4,041	73.2%	44	0.8%
10% to 19%	383	6.9%	8	0.1%
1% to 9%	485	8.8%	21	0.4%
0%	436	7.9%	78	1.4%
-1% to -9%	66	1.2%	26	0.5%
-10% to -19%	11	0.2%	53	1.0%
-20% to -29%	13	0.2%	113	2.0%
-30% to -39%	11	0.2%	233	4.2%
-40% to -49%	12	0.2%	515	9.3%
-50% to -59%	10	0.2%	1,064	19.3%
-60% to -69%	15	0.3%	1,712	31.0%
-70% to -79%	4	0.1%	862	15.6%
-80% to -89%	5	0.1%	223	4.0%
-90% to -99%	2	0.0%	201	3.6%
-100%	30	0.5%	371	6.7%
Total	**5,524**	**100.0%**	**5,524**	**100.0%**

97.3% of homeowners saw lower tax bills in 2010 than in 2007.

73.2% of homeowners saw tax increases of 20% or more from 2009 to 2010.

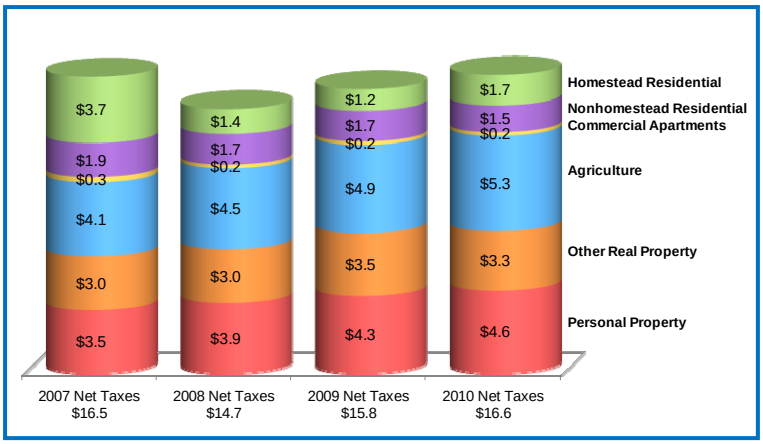
The largest percentage of homeowners have seen between a 50% and 69% decrease in their tax bills from 2007 to 2010.

Note: Percentages may not total due to rounding.

Jay County Overview

The much larger-than-average increase in homeowner tax bills had several causes. Jay County saw a decrease in its local homestead property tax credit rate and a larger-than-average decrease in the state homestead credit rate. Property tax levies increased 4.2% in Jay County in 2010, more than the state average increase of 2.4%. Levies increased for the county emergency medical and cumulative capital development funds and for the Jay County School Corporation's debt service and bus replacement funds. Jay County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because the county offers a substantial local homestead credit funded by local income tax revenues.

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



Net tax bills for all taxpayers increased 4.3% in Jay County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 33.3% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 12.7% decrease in tax bills. Other real, mostly commercial and industrial land and buildings, saw a 5.5% decrease, while personal property, mostly equipment, saw a 6.4% increase in tax bills in 2010. These changes were mainly due to the increase in Jay County property tax levies and changes in assessed value. Business real

property assessments were reduced by 4.5% while business personal property assessments grew by 5.0%. The tightening of the tax caps from 3.5% to 3% also contributed to the tax changes for commercial and industrial property.

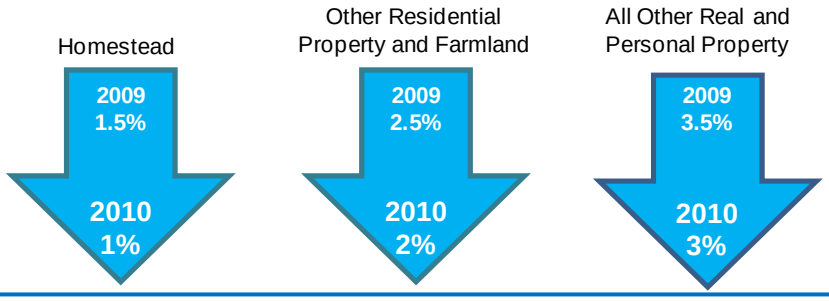
Agricultural business property saw an 8.4% increase in tax payments in 2010 because of the Jay County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Jay County in 2010 amounted to 2.5% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to Jay County having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. Commercial and industrial properties in the 3% tax cap category qualified for credits in 3 of 18 taxing districts where the tax rate exceeded $3. Neither Jay County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Jay County Total $480,956

1%	2%	3%	Elderly
$718	$199,157	$261,239	$19,843
0.2%	41.4%	54.3%	4.1%

Jay County, Portland City, and the Jay County School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the Town of Redkey lost the most, at 7.5%. Losses were greatest for units that overlapped the municipalities of Dunkirk, Redkey, and Portland because these tax districts had the highest tax rates.

The Effects of Recession

In Jay County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.3% in December 2007 to 11.8% in July 2009. Despite job losses, local income tax revenue grew by 2.8%.

Jay County Gross Assessed Value by Property Type

Property Type	2009	2010	Change
Homesteads	497,285,100	511,042,300	2.8%
Other Residential	71,277,700	71,929,000	0.9%
Ag Business/Land	262,346,900	274,239,700	4.5%
Business Real/Personal	354,569,455	357,195,945	0.7%
Total	**$1,185,479,155**	**$1,214,406,945**	**2.4%**

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

In Jay County, the gross assessed value of business real and personal property rose 0.7% in 2010. Other assessment categories increased, and total gross assessed value in Jay County rose 2.4%. This was higher than the state average increase of 0.6%.

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

Jay County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*22,518,943*	*23,128,397*	*17,643,913*	*18,386,564*	*2.7%*	*-23.7%*	*4.2%*
State Unit	18,135	19,824	0	0	9.3%	-100.0%	
Jay County	5,472,298	5,405,353	4,136,614	4,450,112	-1.2%	-23.5%	7.6%
Bearcreek Township	33,419	33,462	33,619	33,486	0.1%	0.5%	-0.4%
Greene Township	19,781	18,843	16,733	14,082	-4.7%	-11.2%	-15.8%
Jackson Township	21,487	17,764	19,462	19,307	-17.3%	9.6%	-0.8%
Jefferson Township	13,430	13,490	13,535	13,514	0.4%	0.3%	-0.2%
Knox Township	10,144	10,082	7,220	8,655	-0.6%	-28.4%	19.9%
Madison Township	15,696	16,086	15,898	16,041	2.5%	-1.2%	0.9%
Noble Township	17,766	17,555	17,623	17,342	-1.2%	0.4%	-1.6%
Penn Township	34,735	34,927	35,054	34,879	0.6%	0.4%	-0.5%
Pike Township	16,159	16,289	22,334	22,007	0.8%	37.1%	-1.5%
Richland Township	73,843	73,182	0	43,327	-0.9%	-100.0%	
Wabash Township	16,100	15,971	16,077	15,960	-0.8%	0.7%	-0.7%
Wayne Township	101,232	100,049	100,492	98,607	-1.2%	0.4%	-1.9%
Portland Civil City	2,575,511	2,570,552	2,497,277	2,511,212	-0.2%	-2.9%	0.6%
Dunkirk Civil City	783,451	795,776	788,488	783,873	1.6%	-0.9%	-0.6%
Bryant Civil Town	17,797	17,987	18,018	17,874	1.1%	0.2%	-0.8%
Pennville Civil Town	69,557	70,570	45,250	59,076	1.5%	-35.9%	30.6%
Redkey Civil Town	172,632	180,254	177,882	176,514	4.4%	-1.3%	-0.8%
Salamonia Civil Town	4,590	4,589	4,410	4,478	0.0%	-3.9%	1.5%
Jay County School Corp	12,289,625	12,951,701	8,919,766	9,299,458	5.4%	-31.1%	4.3%
Dunkirk Public Library	98,179	97,284	98,617	97,088	-0.9%	1.4%	-1.6%
Penn Township Public Library	13,555	13,586	13,586	13,487	0.2%	0.0%	-0.7%
Jay County Public Library	629,821	633,221	645,958	636,185	0.5%	2.0%	-1.5%
Jay County Solid Waste Dist	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
38010	Penn Township	1.9506	--	10.2695%	--	24.6567%	--	--	27.2009%	0.7387
38011	Pennville Town	2.8170	--	10.2695%	--	24.6567%	--	--	27.2009%	1.0669
38014	Dunkirk City	3.4604	--	10.2695%	--	24.6567%	--	--	27.2009%	1.3106
38020	Bearcreek Township	1.9764	--	10.2695%	--	24.6567%	--	--	27.2009%	0.7485
38021	Bryant Town	2.4811	--	10.2695%	--	24.6567%	--	--	27.2009%	0.9397
38022	Greene Township	1.9272	--	10.2695%	--	24.6567%	--	--	27.2009%	0.7299
38023	Jackson Township	1.9558	--	10.2695%	--	24.6567%	--	--	27.2009%	0.7407
38024	Jefferson Township	1.9378	--	10.2695%	--	24.6567%	--	--	27.2009%	0.7339
38025	Knox Township	1.9326	--	10.2695%	--	24.6567%	--	--	27.2009%	0.7319
38026	Madison Township	1.9527	--	10.2695%	--	24.6567%	--	--	27.2009%	0.7395
38027	Salamonia Town	2.1074	--	10.2695%	--	24.6567%	--	--	27.2009%	0.7981
38028	Noble Township	1.9415	--	10.2695%	--	24.6567%	--	--	27.2009%	0.7353
38029	Pike Township	1.9671	--	10.2695%	--	24.6567%	--	--	27.2009%	0.7450
38030	Richland Township	1.9577	--	10.2695%	--	24.6567%	--	--	27.2009%	0.7414
38031	Redkey Town	3.3087	--	10.2695%	--	24.6567%	--	--	27.2009%	1.2531
38032	Wabash Township	1.9629	--	10.2695%	--	24.6567%	--	--	27.2009%	0.7434
38033	Wayne Township	1.9843	--	10.2695%	--	24.6567%	--	--	27.2009%	0.7515
38034	Portland City	3.1890	--	10.2695%	--	24.6567%	--	--	27.2009%	1.2078

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

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Jay County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*718*	*198,451*	*246,007*	*19,843*	*465,018*	*18,386,564*	*2.5%*
TIF Total	*0*	*706*	*15,232*	*0*	*15,938*	*968,815*	*1.6%*
County Total	*718*	*199,157*	*261,239*	*19,843*	*480,956*	*19,355,379*	*2.5%*
Jay County	127	35,661	43,983	4,605	84,376	4,450,112	1.9%
Bearcreek Township	0	4	0	16	20	33,486	0.1%
Greene Township	0	0	0	11	11	14,082	0.1%
Jackson Township	0	0	0	21	21	19,307	0.1%
Jefferson Township	0	0	0	3	3	13,514	0.0%
Knox Township	0	0	0	10	10	8,655	0.1%
Madison Township	0	3	0	5	8	16,041	0.1%
Noble Township	0	0	0	7	7	17,342	0.0%
Penn Township	0	47	0	36	83	34,879	0.2%
Pike Township	0	0	0	10	10	22,007	0.0%
Richland Township	3	615	787	44	1,450	43,327	3.3%
Wabash Township	0	0	0	3	3	15,960	0.0%
Wayne Township	2	846	1,047	198	2,093	98,607	2.1%
Portland Civil City	139	50,729	62,754	3,404	117,026	2,511,212	4.7%
Dunkirk Civil City	152	20,987	31,061	612	52,812	783,873	6.7%
Bryant Civil Town	0	46	0	15	61	17,874	0.3%
Pennville Civil Town	1	521	0	204	726	59,076	1.2%
Redkey Civil Town	0	7,471	5,531	255	13,258	176,514	7.5%
Salamonia Civil Town	0	34	0	0	34	4,478	0.8%
Jay County School Corp	264	74,521	91,912	9,624	176,322	9,299,458	1.9%
Dunkirk Public Library	19	2,599	3,847	76	6,541	97,088	6.7%
Penn Township Public Library	0	23	0	15	38	13,487	0.3%
Jay County Public Library	10	4,342	5,084	668	10,105	636,185	1.6%
Jay County Solid Waste Dist	0	0	0	0	0	0	
TIF - Premier Ethanol	0	0	0	0	0	701,705	0.0%
TIF - Portland TIF - 1	0	706	15,232	0	15,938	267,110	6.0%

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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Jefferson County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Jefferson County

The average homeowner saw a 1.0% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 38.1% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	6,449	78.0%	258	3.1%
No Change	285	3.4%	72	0.9%
Lower Tax Bill	1,537	18.6%	7,941	96.0%
Average Change in Tax Bill	**-1.0%**		**-38.1%**	
Detailed Change in Tax Bill				
20% or More	247	3.0%	150	1.8%
10% to 19%	275	3.3%	34	0.4%
1% to 9%	5,927	71.7%	74	0.9%
0%	285	3.4%	72	0.9%
-1% to -9%	989	12.0%	150	1.8%
-10% to -19%	371	4.5%	277	3.3%
-20% to -29%	84	1.0%	954	11.5%
-30% to -39%	24	0.3%	2,401	29.0%
-40% to -49%	23	0.3%	2,192	26.5%
-50% to -59%	7	0.1%	1,030	12.5%
-60% to -69%	10	0.1%	302	3.7%
-70% to -79%	4	0.0%	174	2.1%
-80% to -89%	3	0.0%	153	1.8%
-90% to -99%	5	0.1%	95	1.1%
-100%	17	0.2%	213	2.6%
Total	**8,271**	**100.0%**	**8,271**	**100.0%**

Note: Percentages may not total due to rounding.

96.0% of homeowners saw lower tax bills in 2010 than in 2007.

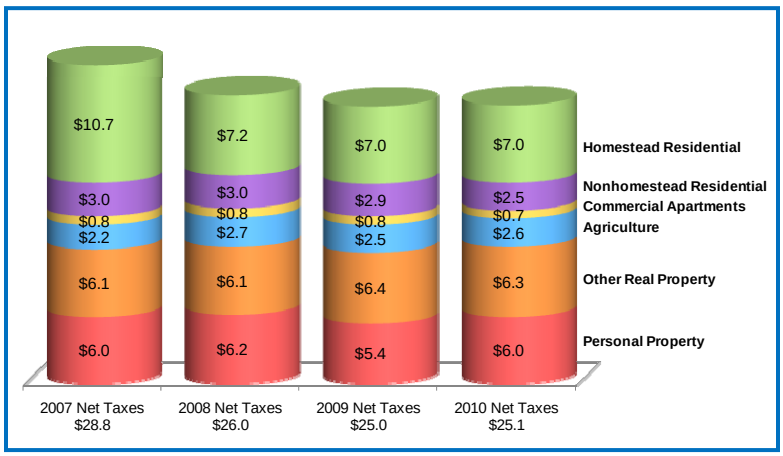
87.1% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Jefferson County Overview

The decline in homeowner tax bills was just under the state average of 2.1%. Property tax levies increased 3.9% in Jefferson County in 2010, similar to the state average increase of 2.4%. Tax levy increases were largest for the county general fund, the Madison City general fund, and the Madison School Corporation capital projects fund. Jefferson County homeowners benefitted about the same from the one percent property tax cap as did homeowners in the average county. Jefferson County does not provide local homestead credits.

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



Net tax bills for all taxpayers increased 0.5% in Jefferson County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 13.8% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw an 11.9% decrease in tax bills. Other real property, mostly commercial and industrial land and buildings, saw a 0.7% decrease, while personal property saw an 11% increase in tax bills in 2010. These changes were mainly due to the increase in Jefferson County property tax levies and changes in assessed value. Business real property assessments were reduced by 1.0%, while business personal

property assessments grew by 6.6%. Personal property net taxable value grew by 12.7% because of a reduction in deductions and exemptions. Commercial and industrial property did not benefit from the tightened tax caps because Jefferson County's tax rates were not high enough for this type of property to qualify for tax cap credits.

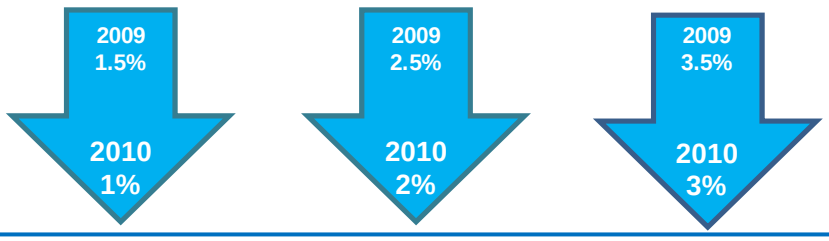
Agricultural business property saw a 1.7% increase in tax payments in 2010 because most tax rates in Jefferson County decreased slightly and the agricultural business assessed value grew by a total of 3.0%, including the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Jefferson County in 2010 amounted to 3.0% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to Jefferson County having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. No commercial or industrial properties in the 3% tax cap category qualified for credits because all Jefferson County tax rates were under $3.

2010 Circuit Breaker Credits by Cap Category
Jefferson County Total $798,824

1%	2%	3%	Elderly
$321,067	$465,599	$0	$12,158
40.2%	58.3%	0.0%	1.5%

Jefferson County, Madison City, and the Madison Consolidated School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, Madison City lost the most, at 5.1%. Losses were greatest for units that overlapped Madison City because this tax district had the highest tax rate.

The Effects of Recession

In Jefferson County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5% in December 2007 to 11% in July 2009. Despite job losses, local income tax revenue grew by 13.6%.

Jefferson County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,014,421,100	1,027,650,300	1.3%
Other Residential	139,023,600	139,314,300	0.2%
Ag Business/Land	139,772,500	143,899,500	3.0%
Business Real/Personal	684,647,400	699,528,389	2.2%
Total	**$1,977,864,600**	**$2,010,392,489**	**1.6%**

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

In Jefferson County, the gross assessed value of business real and personal property rose 2.2% in 2010. Other assessment categories increased, and total gross assessed value in Jefferson County rose 1.6%. This was higher than the state average increase of 0.6%.

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

Jefferson County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*35,678,609*	*36,952,691*	*24,413,782*	*25,368,825*	*3.6%*	*-33.9%*	*3.9%*
State Unit	30,890	32,108	0	0	3.9%	-100.0%	
Jefferson County	9,700,756	9,347,320	6,425,847	6,781,465	-3.6%	-31.3%	5.5%
Graham Township	16,958	18,579	24,313	25,242	9.6%	30.9%	3.8%
Hanover Township	47,735	59,920	62,616	65,066	25.5%	4.5%	3.9%
Lancaster Township	25,638	27,032	28,274	29,354	5.4%	4.6%	3.8%
Madison Township	189,689	237,472	247,383	256,918	25.2%	4.2%	3.9%
Milton Township	14,375	15,570	16,204	16,782	8.3%	4.1%	3.6%
Monroe Township	14,632	14,986	13,173	15,028	2.4%	-12.1%	14.1%
Republican Township	33,971	36,170	34,928	36,163	6.5%	-3.4%	3.5%
Saluda Township	33,004	36,008	36,797	38,482	9.1%	2.2%	4.6%
Shelby Township	21,831	23,323	24,269	25,145	6.8%	4.1%	3.6%
Smyrna Township	29,493	30,598	30,263	31,213	3.7%	-1.1%	3.1%
Madison Civil City	5,072,143	5,330,732	5,176,552	5,428,817	5.1%	-2.9%	4.9%
Brooksburg Civil Town	2,147	2,226	2,315	2,403	3.7%	4.0%	3.8%
Dupont Civil Town	0	0	0	9,883			
Hanover Civil Town	166,329	178,697	189,440	196,076	7.4%	6.0%	3.5%
Madison Consolidated School Corp	14,980,483	16,014,612	8,296,134	8,560,477	6.9%	-48.2%	3.2%
Southwestern Jefferson Consol School Corp	4,139,737	4,373,020	2,698,034	2,701,292	5.6%	-38.3%	0.1%
Jefferson County Public Library	906,107	923,093	958,777	994,868	1.9%	3.9%	3.8%
Southeastern Indiana Solid Waste Mgt Dist	137,718	143,146	148,463	154,151	3.9%	3.7%	3.8%
Madison City Redevelopment Comm	114,973	108,079	0	0	-6.0%	-100.0%	

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
39001	Graham Township	1.6302	--	4.4373%	--	--	--	--	--	1.5579
39002	Hanover Township	1.8436	--	4.4373%	--	--	--	--	--	1.7618
39003	Hanover Town	2.1228	--	4.4373%	--	--	--	--	--	2.0286
39004	Lancaster Township	1.6520	--	4.4373%	--	--	--	--	--	1.5787
39005	Dupont Town	1.8099	--	4.4373%	--	--	--	--	--	1.7296
39006	Madison Township	1.6438	--	4.4373%	--	--	--	--	--	1.5709
39007	Madison City	2.5312	--	4.4373%	--	--	--	--	--	2.4189
39008	Milton Township	1.6444	--	4.4373%	--	--	--	--	--	1.5714
39009	Brooksburg Town	1.8912	--	4.4373%	--	--	--	--	--	1.8073
39010	Monroe Township	1.7196	--	4.4373%	--	--	--	--	--	1.6433
39011	Republican Township	1.8604	--	4.4373%	--	--	--	--	--	1.7778
39012	Saluda Township	1.8669	--	4.4373%	--	--	--	--	--	1.7841
39013	Shelby Township	1.6594	--	4.4373%	--	--	--	--	--	1.5858
39014	Smyrna Township	1.8923	--	4.4373%	--	--	--	--	--	1.8083

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Jefferson County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*321,067*	*459,849*	*0*	*12,158*	*793,074*	*25,368,825*	*3.1%*
TIF Total	*0*	*5,750*	*0*	*0*	*5,750*	*1,067,381*	*0.5%*
County Total	*321,067*	*465,599*	*0*	*12,158*	*798,824*	*26,436,206*	*3.0%*
Jefferson County	73,533	104,958	0	3,208	181,700	6,781,465	2.7%
Graham Township	0	0	0	3	3	25,242	0.0%
Hanover Township	209	401	0	44	655	65,066	1.0%
Lancaster Township	0	0	0	0	0	29,354	0.0%
Madison Township	2,560	3,561	0	138	6,259	256,918	2.4%
Milton Township	0	0	0	17	17	16,782	0.1%
Monroe Township	17	0	0	17	34	15,028	0.2%
Republican Township	0	0	0	10	10	36,163	0.0%
Saluda Township	30	0	0	4	34	38,482	0.1%
Shelby Township	40	0	0	2	42	25,145	0.2%
Smyrna Township	83	0	0	5	88	31,213	0.3%
Madison Civil City	112,727	160,546	0	2,745	276,018	5,428,817	5.1%
Brooksburg Civil Town	0	0	0	10	10	2,403	0.4%
Dupont Civil Town	0	0	0	1	1	9,883	0.0%
Hanover Civil Town	1,336	3,559	0	104	4,999	196,076	2.5%
Madison Consolidated School Corp	111,111	156,297	0	4,147	271,555	8,560,477	3.2%
Southwestern Jefferson Consol School Corp	6,961	12,743	0	1,160	20,863	2,701,292	0.8%
Jefferson County Public Library	10,788	15,398	0	471	26,656	994,868	2.7%
Southeastern Indiana Solid Waste Mgt Dist	1,672	2,386	0	73	4,130	154,151	2.7%
Madison City Redevelopment Comm	0	0	0	0	0	0	
TIF - Madison City	0	5,750	0	0	5,750	1,067,381	0.5%

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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Jennings County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Jennings County

The average homeowner saw an 8.0% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 26.3% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	6,149	86.8%	387	5.5%
No Change	399	5.6%	115	1.6%
Lower Tax Bill	535	7.6%	6,581	92.9%
Average Change in Tax Bill	**8.0%**		**-26.3%**	
Detailed Change in Tax Bill				
20% or More	448	6.3%	211	3.0%
10% to 19%	2,575	36.4%	59	0.8%
1% to 9%	3,126	44.1%	117	1.7%
0%	399	5.6%	115	1.6%
-1% to -9%	275	3.9%	369	5.2%
-10% to -19%	125	1.8%	1,078	15.2%
-20% to -29%	46	0.6%	1,596	22.5%
-30% to -39%	22	0.3%	1,393	19.7%
-40% to -49%	18	0.3%	1,039	14.7%
-50% to -59%	9	0.1%	346	4.9%
-60% to -69%	4	0.1%	170	2.4%
-70% to -79%	8	0.1%	139	2.0%
-80% to -89%	3	0.0%	97	1.4%
-90% to -99%	2	0.0%	59	0.8%
-100%	23	0.3%	295	4.2%
Total	**7,083**	**100.0%**	**7,083**	**100.0%**

Note: Percentages may not total due to rounding.

92.9% of homeowners saw lower tax bills in 2010 than in 2007.

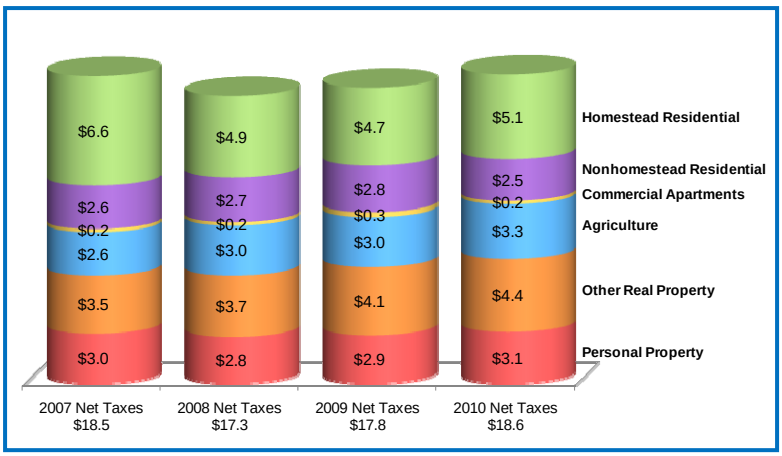
80.5% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

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

Jennings County Overview

The larger-than-average increase in homeowner tax bills had several causes. Property tax levies increased 6.5% in Jennings County in 2010, more than the state average increase of 2.4%. The largest increases were for a county welfare loan and the Jennings School Corporation's debt service, bus replacement, and transportation funds. The state homestead credit decreased in the county more than the state average. Jennings homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Jennings home values tend to be lower than the state average. Jennings County does not provide local homestead credits.

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



Net tax bills for all taxpayers increased 4.7% in Jennings County from 2009 to 2010. This was larger than the statewide reduction of 1.4%. In 2010 apartment owners saw a 25.8% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw an 11.1% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 6.5% and 5.9% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Jennings County property tax levies. Commercial and industrial

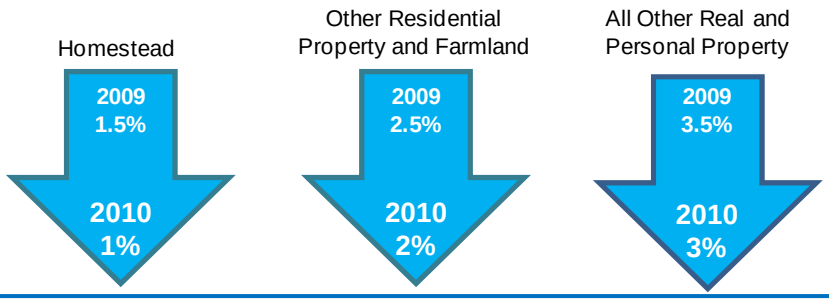
property did not benefit very much from the tightened tax caps because Jennings County's tax rates were generally not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 9.8% increase in tax payments in 2010 because of the Jennings County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Jennings County in 2010 amounted to 3.3% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to Jennings County having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. Few commercial or industrial properties in the 3% tax cap category qualified for credits because the highest Jennings County tax rate barely exceeded $3. Neither Jennings County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Jennings County Total $644,114

1%	2%	3%	Elderly
$106,100	$507,554	$3,244	$27,216
16.5%	78.8%	0.5%	4.2%

Jennings County, North Vernon City, and the Jennings County School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, North Vernon City lost the most, at 9.5%. Losses were greatest for units that overlapped North Vernon City because this tax district had the highest tax rate.

The Effects of Recession

In Jennings County the recession has had a large effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.1% in December 2007 to 13.2% in July 2009. Job losses and income declines contributed to a 0.5% drop in local income tax revenue. Because part of this revenue is used for property tax levy relief, property tax levies were nudged up by the income loss.

Jennings County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	748,673,900	748,219,500	-0.1%
Other Residential	110,514,700	110,468,000	0.0%
Ag Business/Land	161,272,300	165,561,000	2.7%
Business Real/Personal	358,036,003	354,636,569	-0.9%
Total	**$1,378,496,903**	**$1,378,885,069**	**0.0%**

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

In Jennings County, the gross assessed value of business real and personal property fell 0.9% in 2010. Other assessment categories increased, with the exception of homesteads, which fell 0.1%. Total gross assessed value in Jennings County did not change. This was smaller than the state average increase of 0.6%. Lower assessed values may result in higher tax rates for local taxpayers.

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

Jennings County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*22,533,152*	*22,907,138*	*16,287,337*	*17,339,271*	*1.7%*	*-28.9%*	*6.5%*
State Unit	20,097	21,519	0	0	7.1%	-100.0%	
Jennings County	5,390,016	5,181,652	4,311,373	4,872,654	-3.9%	-16.8%	13.0%
Bigger Township	15,592	16,089	17,155	17,133	3.2%	6.6%	-0.1%
Campbell Township	23,000	23,616	24,331	24,926	2.7%	3.0%	2.4%
Center Township	79,232	80,886	87,350	101,663	2.1%	8.0%	16.4%
Columbia Township	12,051	12,957	13,232	13,888	7.5%	2.1%	5.0%
Geneva Township	79,081	79,155	77,622	77,389	0.1%	-1.9%	-0.3%
Lovett Township	12,285	12,841	13,509	14,011	4.5%	5.2%	3.7%
Marion Township	15,203	16,048	16,925	17,559	5.6%	5.5%	3.7%
Montgomery Township	18,486	18,818	18,974	19,372	1.8%	0.8%	2.1%
Sand Creek Township	17,126	27,684	27,885	28,246	61.6%	0.7%	1.3%
Spencer Township	27,019	26,870	26,074	25,791	-0.6%	-3.0%	-1.1%
Vernon Township	0	36,191	49,024	48,445		35.5%	-1.2%
North Vernon Civil City	2,159,255	2,137,030	2,341,219	2,287,071	-1.0%	9.6%	-2.3%
Vernon Civil Town	20,192	20,041	21,398	22,149	-0.7%	6.8%	3.5%
Jennings County School Corp	14,176,320	14,638,459	8,749,952	9,255,983	3.3%	-40.2%	5.8%
Jennings County Public Library	280,512	365,827	378,578	397,721	30.4%	3.5%	5.1%
Southeastern Indiana Solid Waste Mgt Dist	104,669	108,493	112,736	115,270	3.7%	3.9%	2.2%
North Vernon Redevelopment Comm	83,016	82,962	0	0	-0.1%	-100.0%	

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
40001	Bigger Township	1.9969	--	4.0070%	--	--	--	--	--	1.9169
40002	Campbell Township	2.0121	--	4.0070%	--	--	--	--	--	1.9315
40003	Center Township	2.0002	--	4.0070%	--	--	--	--	--	1.9201
40004	North Vernon City	3.0025	--	4.0070%	--	--	--	--	--	2.8822
40005	Columbia Township	1.9586	--	4.0070%	--	--	--	--	--	1.8801
40006	Geneva Township	1.9740	--	4.0070%	--	--	--	--	--	1.8949
40007	Lovett Township	1.9598	--	4.0070%	--	--	--	--	--	1.8813
40008	Marion Township	1.9716	--	4.0070%	--	--	--	--	--	1.8926
40009	Montgomery Township	1.9967	--	4.0070%	--	--	--	--	--	1.9167
40010	Sand Creek Township	2.0059	--	4.0070%	--	--	--	--	--	1.9255
40011	Spencer Township	1.9531	--	4.0070%	--	--	--	--	--	1.8748
40012	Vernon Township	1.9988	--	4.0070%	--	--	--	--	--	1.9187
40013	Vernon Town	2.3397	--	4.0070%	--	--	--	--	--	2.2459
40014	Hidden Valley	1.9740	--	4.0070%	--	--	--	--	--	1.8949

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Jennings County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*106,100*	*506,976*	*2,346*	*27,216*	*642,638*	*17,339,271*	*3.7%*
TIF Total	*0*	*577*	*898*	*0*	*1,476*	*2,033,180*	*0.1%*
County Total	*106,100*	*507,554*	*3,244*	*27,216*	*644,114*	*19,372,451*	*3.3%*
Jennings County	22,808	108,446	499	7,885	139,638	4,872,654	2.9%
Bigger Township	0	0	0	1	1	17,133	0.0%
Campbell Township	1	67	0	2	70	24,926	0.3%
Center Township	740	3,548	17	202	4,507	101,663	4.4%
Columbia Township	2	0	0	7	9	13,888	0.1%
Geneva Township	11	0	0	140	152	77,389	0.2%
Lovett Township	2	0	0	40	41	14,011	0.3%
Marion Township	0	0	0	27	27	17,559	0.2%
Montgomery Township	2	0	0	84	86	19,372	0.4%
Sand Creek Township	21	40	0	9	69	28,246	0.2%
Spencer Township	12	0	0	63	74	25,791	0.3%
Vernon Township	23	92	0	60	175	48,445	0.4%
North Vernon Civil City	36,753	176,202	831	2,883	216,669	2,287,071	9.5%
Vernon Civil Town	0	1,163	0	4	1,167	22,149	5.3%
Jennings County School Corp	43,326	206,002	947	14,978	265,253	9,255,983	2.9%
Jennings County Public Library	1,862	8,852	41	644	11,398	397,721	2.9%
Southeastern Indiana Solid Waste Mgt Dist	540	2,565	12	187	3,303	115,270	2.9%
North Vernon Redevelopment Comm	0	0	0	0	0	0	
TIF - North Vernon City	0	577	898	0	1,476	2,033,180	0.1%

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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Johnson County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Johnson County

The average homeowner saw a 0.7% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 31.8% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	24,466	81.4%	602	2.0%
No Change	221	0.7%	35	0.1%
Lower Tax Bill	5,356	17.8%	29,406	97.9%
Average Change in Tax Bill	**0.7%**		**-31.8%**	
Detailed Change in Tax Bill				
20% or More	518	1.7%	201	0.7%
10% to 19%	4,550	15.1%	90	0.3%
1% to 9%	19,398	64.6%	311	1.0%
0%	221	0.7%	35	0.1%
-1% to -9%	2,614	8.7%	942	3.1%
-10% to -19%	1,545	5.1%	2,591	8.6%
-20% to -29%	851	2.8%	7,390	24.6%
-30% to -39%	239	0.8%	11,884	39.6%
-40% to -49%	28	0.1%	4,358	14.5%
-50% to -59%	15	0.0%	1,117	3.7%
-60% to -69%	11	0.0%	402	1.3%
-70% to -79%	15	0.0%	265	0.9%
-80% to -89%	13	0.0%	178	0.6%
-90% to -99%	6	0.0%	82	0.3%
-100%	19	0.1%	197	0.7%
Total	**30,043**	**100.0%**	**30,043**	**100.0%**

Note: Percentages may not total due to rounding.

97.9% of homeowners saw lower tax bills in 2010 than in 2007.

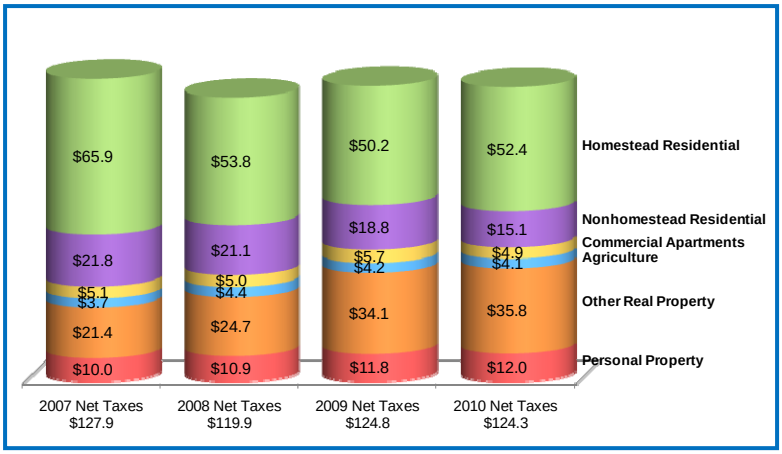
79.7% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

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

Johnson County Overview

The slightly larger-than-average increase in homeowner tax bills was mainly due to a slightly larger-than-average increase in local government tax levies. Property tax levies increased 3.9% in Johnson County in 2010, compared to the state average increase of 2.4%. The largest increases were for debt service funds in the Clark-Pleasant School Corporation and the Johnson County Public Library. On the other hand, Johnson County homeowners benefitted more from the one percent property tax cap than did homeowners in the average county, primarily because Johnson County home values and tax rates tended to be higher than the state average. Johnson County does not provide local homestead credits.

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



Net tax bills for all taxpayers decreased 0.4% in Johnson County from 2009 to 2010. This was smaller than the statewide reduction of 1.4%. In 2010 apartment owners saw a 13.6% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 19.8% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 4.9% and 1.7% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Johnson

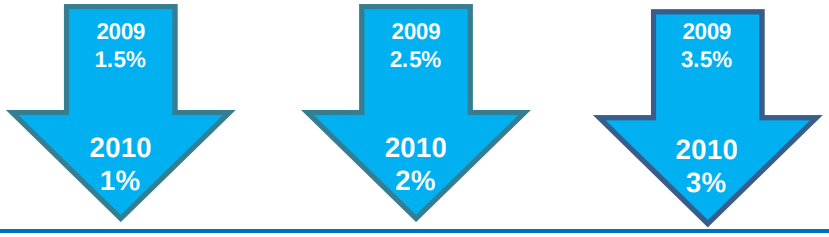
County property tax levies. Commercial and industrial property in some parts of the county received benefit from the tightening of the tax caps from 3.5% to 3%, which moderated the total increase. Despite the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre, agricultural business property saw a 2.0% decrease in tax payments in 2010 mainly because of the tightening of the tax caps from 2.5% to 2% for farmland.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Johnson County in 2010 amounted to 7.6% of the total property tax levy. The statewide average was 6.3%. The larger percentage loss in the county was partly due to slightly higher-than–average tax rates in Johnson County. Tax rates in 29 of 46 total taxing districts exceeded $2, so a large amount of housing in the 2% cap category was eligible for credits. The districts with $2-plus tax rates included 11 of 22 rural taxing districts, indicating that a large amount of farmland also qualified for tax cap credits. Commercial or industrial properties in the 3% tax cap category qualified for credits in some portions of the county because the tax rates in 7 taxing districts exceeded $3. Tax rates and home values in Johnson County were both high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Johnson County Total $10,295,916

1%	2%	3%	Elderly
$3,569,019	$5,154,675	$1,517,990	$54,231
34.7%	50.1%	14.7%	0.5%

Franklin City and the Franklin Community and Clark-Pleasant Community School Corporations saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, the Town of Edinburgh and the Edinburgh-Wright-Hageman Public Library lost the most, at over 31% each. Losses were greatest for units that overlapped the municipalities of Edinburgh and Franklin because these tax districts had the highest tax rates.

The Effects of Recession

In Johnson County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 3.5% in December 2007 to 8.3% in July 2009. Job losses and income declines contributed to a 0.3% drop in local income tax revenue. Because part of this revenue is used for property tax levy relief, property tax levies were nudged up by the income loss.

Johnson County Gross Assessed Value by Property Type

Property Type	2009	2010	Change
Homesteads	6,104,829,500	6,182,625,900	1.3%
Other Residential	868,041,200	889,112,800	2.4%
Ag Business/Land	216,137,800	216,369,500	0.1%
Business Real/Personal	2,353,263,400	2,430,866,670	3.3%
Total	**$9,542,271,900**	**$9,718,974,870**	**1.9%**

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

In Johnson County, the gross assessed value of business real and personal property rose 3.3% in 2010. Other assessment categories increased, and total gross assessed value in Johnson County rose 1.9%. This was higher than the state average increase of 0.6%.

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

Johnson County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*167,604,125*	*172,415,216*	*122,618,876*	*127,343,565*	*2.9%*	*-28.9%*	*3.9%*
State Unit	159,386	162,732	0	0	2.1%	-100.0%	
Johnson County	17,346,469	16,435,890	14,194,327	14,977,429	-5.2%	-13.6%	5.5%
Blue River Township	53,875	55,253	57,695	60,398	2.6%	4.4%	4.7%
Clark Township	51,648	53,291	51,995	15,552	3.2%	-2.4%	-70.1%
Franklin Township	162,607	164,920	148,583	165,321	1.4%	-9.9%	11.3%
Hensley Township	9,755	9,915	10,075	9,796	1.6%	1.6%	-2.8%
Needham Township	18,070	18,640	19,156	20,171	3.2%	2.8%	5.3%
Nineveh Township	23,460	23,144	22,326	24,521	-1.3%	-3.5%	9.8%
Pleasant Township	94,443	97,837	202,884	103,858	3.6%	107.4%	-48.8%
Union Township	0	0	0	0			
White River Township	212,414	220,857	228,397	225,953	4.0%	3.4%	-1.1%
Franklin Civil City	9,857,911	10,089,358	10,129,355	10,648,399	2.3%	0.4%	5.1%
Greenwood Civil City	11,239,407	10,952,340	11,557,853	11,492,277	-2.6%	5.5%	-0.6%
Bargersville Civil Town	490,037	451,282	592,076	598,608	-7.9%	31.2%	1.1%
Edinburgh Civil Town	1,840,258	1,871,147	1,735,955	1,843,065	1.7%	-7.2%	6.2%
New Whiteland Civil Town	645,136	656,412	674,337	708,390	1.7%	2.7%	5.0%
Princes Lakes Civil Town	211,690	215,089	252,430	254,378	1.6%	17.4%	0.8%
Trafalgar Civil Town	199,211	214,506	221,604	226,471	7.7%	3.3%	2.2%
Whiteland Civil Town	399,276	412,022	349,445	424,849	3.2%	-15.2%	21.6%
Clark-Pleasant Community School Corp	24,848,973	25,491,646	17,993,882	20,142,465	2.6%	-29.4%	11.9%
Center Grove Community School Corp	37,797,335	39,796,466	21,759,913	21,501,987	5.3%	-45.3%	-1.2%
Edinburgh Community School Corp	2,877,073	3,053,175	1,639,025	1,783,742	6.1%	-46.3%	8.8%
Franklin Community School Corp	23,564,293	27,142,178	16,853,089	17,317,008	15.2%	-37.9%	2.8%
Greenwood Community School Corp	16,022,694	15,170,453	7,634,527	7,666,346	-5.3%	-49.7%	0.4%
Nineveh-Hensley-Jackson United Schl Corp	6,078,173	6,206,202	2,730,652	3,090,658	2.1%	-56.0%	13.2%
Edinburgh-Wright-Hageman Public Library	145,794	150,415	131,987	151,343	3.2%	-12.3%	14.7%
Greenwood Public Library	1,363,464	1,180,183	1,301,542	1,346,483	-13.4%	10.3%	3.5%
Johnson County Public Library	4,653,002	4,378,842	3,763,450	4,873,081	-5.9%	-14.1%	29.5%
White River Township Fire	4,051,042	4,171,628	4,040,282	4,096,075	3.0%	-3.1%	1.4%
Amity Fire Protection	128,937	132,507	60,077	50,475	2.8%	-54.7%	-16.0%
Nineveh Fire Protection Dist	89,207	87,938	94,547	95,837	-1.4%	7.5%	1.4%
Needham Fire Protection Dist	60,306	63,594	64,807	89,478	5.5%	1.9%	38.1%
Bargersville Fire Protection	1,728,548	1,811,335	2,711,374	2,513,058	4.8%	49.7%	-7.3%
Whiteland Fire Protection	177,196	365,141	266,932	271,076	106.1%	-26.9%	1.6%
Hensley Fire Protection	193,032	170,389	147,759	152,976	-11.7%	-13.3%	3.5%
Johnson County Solid Waste	365,259	372,927	391,138	402,041	2.1%	4.9%	2.8%
Franklin City Redevelopment Comm	216,514	189,298	196,078	0	-12.6%	3.6%	-100.0%
Greenwood Redevelopment Comm	228,230	376,264	389,322	0	64.9%	3.5%	-100.0%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
41001	Blue River Twp	1.7124	--	3.6874%	--	--	--	--	--	1.6493
41002	Edinburg Town-Edinburg Library	4.1567	--	3.6874%	--	--	--	--	--	4.0034
41004	Blue River Twp-Amity FPD	1.7549	--	3.6874%	--	--	--	--	--	1.6902
41006	Clark Township-Needham FPD	2.3568	--	3.6874%	--	--	--	--	--	2.2699
41007	Clark Township-Whiteland FPD	2.4547	--	3.6874%	--	--	--	--	--	2.3642
41008	Franklin Township	1.9970	--	3.6874%	--	--	--	--	--	1.9234
41009	Franklin City-Franklin Twp	3.2918	--	3.6874%	--	--	--	--	--	3.1704
41010	Whiteland Town-Franklin Twp-WFPD	2.4577	--	3.6874%	--	--	--	--	--	2.3671
41011	Franklin Twp-Amity FPD	2.0078	--	3.6874%	--	--	--	--	--	1.9338
41012	Franklin Twp-Needham FPD	1.9910	--	3.6874%	--	--	--	--	--	1.9176
41013	Franklin Twp-Bargersville FPD	2.3018	--	3.6874%	--	--	--	--	--	2.2169
41014	Franklin Twp-Whiteland FPD	2.0889	--	3.6874%	--	--	--	--	--	2.0119
41015	Hensley Township	1.3674	--	3.6874%	--	--	--	--	--	1.3170
41016	Trafalgar Town-Hensley Twp	2.0115	--	3.6874%	--	--	--	--	--	1.9373
41017	Needham Township-Needham FPD	1.9794	--	3.6874%	--	--	--	--	--	1.9064
41018	Franklin City-Needham Twp	3.2802	--	3.6874%	--	--	--	--	--	3.1592
41019	Needham Township-Amity FPD	1.9962	--	3.6874%	--	--	--	--	--	1.9226
41020	Nineveh Township-Nineveh FPD	1.3779	--	3.6874%	--	--	--	--	--	1.3271
41021	Princes Lakes Town-Nineveh FPD	1.8879	--	3.6874%	--	--	--	--	--	1.8183
41022	Trafalgar Town-Nineveh Twp	2.0232	--	3.6874%	--	--	--	--	--	1.9486
41023	Pleasant Twp-CP School	2.4190	--	3.6874%	--	--	--	--	--	2.3298
41024	Pleasant Twp-Greenwood School	1.3345	--	3.6874%	--	--	--	--	--	1.2853
41025	Grnwd City-Pleas Twp-CP School	2.9409	--	3.6874%	--	--	--	--	--	2.8325
41026	Grnwd City-Pleas Twp-Grnwd Schl	1.8564	--	3.6874%	--	--	--	--	--	1.7879
41027	New Whiteland Town	3.0294	--	3.6874%	--	--	--	--	--	2.9177
41028	Whiteland Town-Pleas Twp-Whiteland FPD	2.8183	--	3.6874%	--	--	--	--	--	2.7144
41029	Franklin City-Pleasant Twp	3.6524	--	3.6874%	--	--	--	--	--	3.5177
41030	Grnwd City-Pleas Twp-CP School	2.9307	--	3.6874%	--	--	--	--	--	2.8226
41031	Pleasant Twp-CP School-Grnwd Lib	2.4292	--	3.6874%	--	--	--	--	--	2.3396
41032	Pleasant Twp-Grnwd Schl-Grnwd Lib	1.3447	--	3.6874%	--	--	--	--	--	1.2951
41033	Pleasant Twp-Whiteland FPD	2.4495	--	3.6874%	--	--	--	--	--	2.3592
41034	Union Township	1.9961	--	3.6874%	--	--	--	--	--	1.9225
41035	Bargersville Town-Union Twp-BFPD	3.0501	--	3.6874%	--	--	--	--	--	2.9376
41036	Union Township-BFPD	2.2825	--	3.6874%	--	--	--	--	--	2.1983
41037	White River Twp-BFPD	1.7664	--	3.6874%	--	--	--	--	--	1.7013
41038	White River Twp-White River FP	1.7029	--	3.6874%	--	--	--	--	--	1.6401
41039	Bargersville Town-White River Twp	2.5340	--	3.6874%	--	--	--	--	--	2.4406
41040	Grnwd City-White River Twp-Cnty Lib	2.0347	--	3.6874%	--	--	--	--	--	1.9597
41041	Grnwd City-WR Twp-CG Sch-Cnty Lib	2.1084	--	3.6874%	--	--	--	--	--	2.0307
41042	Grnwd City-Pleas Twp-Gwd Sch-Cnty Lib	1.8462	--	3.6874%	--	--	--	--	--	1.7781
41043	Grnwd City-WR Twp-Grnwd Sch-Cnty Lib	1.8524	--	3.6874%	--	--	--	--	--	1.7841
41044	Hensley FPD-Franklin Twp	2.0154	--	3.6874%	--	--	--	--	--	1.9411
41046	Edinburg Town-Blue River Twp-Cnty Lib	4.0703	--	3.6874%	--	--	--	--	--	3.9202
41047	Grnwd City-CP Schl-Clark Twp-Cnty Lib	2.9359	--	3.6874%	--	--	--	--	--	2.8276
41048	Whiteland Town East - Whiteland FPD	2.4495	--	3.6874%	--	--	--	--	--	2.3592
41049	Trafalgar Town-Nineveh Twp-Nineveh FPD	2.0220	--	3.6874%	--	--	--	--	--	1.9474

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Johnson County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*3,568,314*	*5,133,680*	*1,324,835*	*54,108*	*10,080,938*	*127,343,565*	*7.9%*
TIF Total	*705*	*20,996*	*193,155*	*123*	*214,978*	*8,946,527*	*2.4%*
County Total	*3,569,019*	*5,154,675*	*1,517,990*	*54,231*	*10,295,916*	*136,290,092*	*7.6%*
Johnson County	320,649	438,655	99,770	5,633	864,707	14,977,429	5.8%
Blue River Township	1,098	4,869	3,915	55	9,936	60,398	16.5%
Clark Township	958	657	0	12	1,627	15,552	10.5%
Franklin Township	4,728	9,414	4,713	76	18,931	165,321	11.5%
Hensley Township	4	2	0	3	9	9,796	0.1%
Needham Township	1,881	1,018	252	6	3,157	20,171	15.6%
Nineveh Township	16	1	0	22	39	24,521	0.2%
Pleasant Township	3,133	3,777	11	66	6,987	103,858	6.7%
Union Township	0	0	0	0	0	0	
White River Township	763	818	0	30	1,612	225,953	0.7%
Franklin Civil City	624,629	857,622	373,333	3,739	1,859,324	10,648,399	17.5%
Greenwood Civil City	219,000	325,644	0	3,500	548,144	11,492,277	4.8%
Bargersville Civil Town	9,310	55,992	680	0	65,982	598,608	11.0%
Edinburgh Civil Town	64,528	286,223	230,123	2,461	583,334	1,843,065	31.7%
New Whiteland Civil Town	29,952	67,320	1,108	1,584	99,964	708,390	14.1%
Princes Lakes Civil Town	411	0	0	284	696	254,378	0.3%
Trafalgar Civil Town	19	308	0	106	434	226,471	0.2%
Whiteland Civil Town	29,262	22,754	0	459	52,475	424,849	12.4%
Clark-Pleasant Community School Corp	1,147,580	1,508,202	4,956	17,720	2,678,458	20,142,465	13.3%
Center Grove Community School Corp	73,560	78,840	0	2,854	155,254	21,501,987	0.7%
Edinburgh Community School Corp	34,618	153,554	123,458	1,673	313,304	1,783,742	17.6%
Franklin Community School Corp	790,460	1,046,813	429,951	6,374	2,273,597	17,317,008	13.1%
Greenwood Community School Corp	3,455	0	0	1,680	5,135	7,666,346	0.1%
Nineveh-Hensley-Jackson United Schl Corp	1,644	437	0	1,698	3,779	3,090,658	0.1%
Edinburgh-Wright-Hageman Public Library	5,317	23,425	18,906	203	47,851	151,343	31.6%
Greenwood Public Library	25,080	36,064	0	419	61,563	1,346,483	4.6%
Johnson County Public Library	106,594	135,197	30,669	1,831	274,292	4,873,081	5.6%
White River Township Fire	5,642	5,566	0	716	11,924	4,096,075	0.3%
Amity Fire Protection	149	6	0	32	187	50,475	0.4%
Nineveh Fire Protection Dist	61	1	0	88	150	95,837	0.2%
Needham Fire Protection Dist	3,620	2,348	0	57	6,025	89,478	6.7%
Bargersville Fire Protection	35,687	43,525	313	217	79,742	2,513,058	3.2%
Whiteland Fire Protection	15,703	12,804	0	309	28,817	271,076	10.6%
Hensley Fire Protection	197	49	0	47	293	152,976	0.2%
Johnson County Solid Waste	8,607	11,775	2,678	151	23,211	402,041	5.8%
Franklin City Redevelopment Comm	0	0	0	0	0	0	
Greenwood Redevelopment Comm	0	0	0	0	0	0	
TIF - 009 - Franklin City - Franklin Twp	0	3,195	146,930	0	150,125	1,769,373	8.5%
TIF - 016 - Trafalgar Town - Hensley Twp	0	17	0	35	52	13,361	0.4%
TIF - 018 - Franklin City - Needham Twp	0	3,339	46,159	0	49,499	927,223	5.3%
TIF - 025 - Greenwood City - CP Sch - Gwd Lib - Pl Twp	0	1,899	0	0	1,899	2,294,794	0.1%
TIF - 026 - Greenwood City - Pl Twp	309	0	0	0	309	1,441,647	0.0%
TIF - 030 - Greenwood City - CP Sch - Co Lib - Pl Twp	396	12,545	0	88	13,028	2,443,969	0.5%
TIF - 035 - Bargersville Town - Barg FPD - Union Twp	0	0	65	0	65	4,569	1.4%
TIF - 039 - Bargersville Town - Barg FPF - WR Twp	0	1	0	0	1	51,590	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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Knox County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

The average homeowner saw a 4.0% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 34.0% lower than they were in 2007, before the property tax reforms.

90.7% of homeowners saw lower tax bills in 2010 than in 2007.

82.2% of homeowners saw tax changes ranging between +19% and -9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 20% and 49% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in Knox County

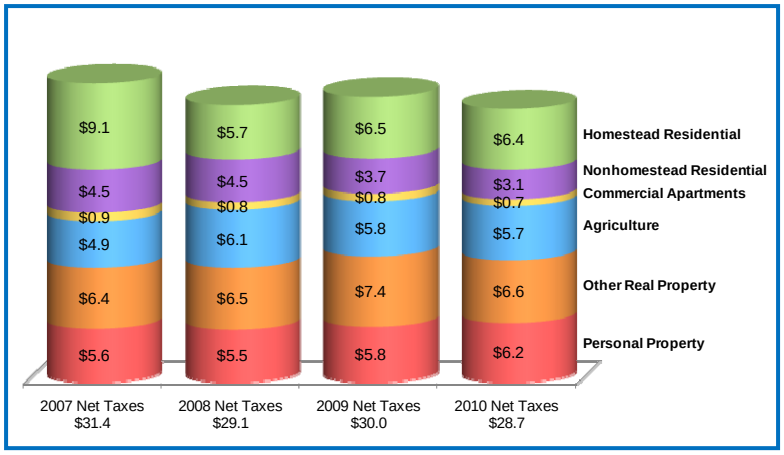
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	4,851	51.4%	602	6.4%
No Change	969	10.3%	278	2.9%
Lower Tax Bill	3,622	38.4%	8,562	90.7%
Average Change in Tax Bill	**-4.0%**		**-34.0%**	
Detailed Change in Tax Bill				
20% or More	353	3.7%	260	2.8%
10% to 19%	2,729	28.9%	107	1.1%
1% to 9%	1,769	18.7%	235	2.5%
0%	969	10.3%	278	2.9%
-1% to -9%	2,294	24.3%	426	4.5%
-10% to -19%	435	4.6%	865	9.2%
-20% to -29%	344	3.6%	1,467	15.5%
-30% to -39%	312	3.3%	1,903	20.2%
-40% to -49%	56	0.6%	1,446	15.3%
-50% to -59%	27	0.3%	1,003	10.6%
-60% to -69%	20	0.2%	316	3.3%
-70% to -79%	15	0.2%	159	1.7%
-80% to -89%	18	0.2%	118	1.2%
-90% to -99%	15	0.2%	103	1.1%
-100%	86	0.9%	756	8.0%
Total	**9,442**	**100.0%**	**9,442**	**100.0%**

Note: Percentages may not total due to rounding.

Knox County Overview

The decline in homeowner tax bills was similar to the state average of 2.1%, due to offsetting factors. Property tax levies increased 3.9% in Knox County in 2010, slightly higher than the state average increase of 2.4%. The largest increase was for the Vincennes School Corporation's debt service fund. However, Knox County homeowners benefitted more from the one percent property tax cap than did homeowners in the average county, primarily because of high tax rates in the tax districts that included the cities of Vincennes and Bicknell. Knox County does not provide local homestead credits.

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



Net tax bills for all taxpayers decreased 4.7% in Knox County from 2009 to 2010. This was larger than the statewide reduction of 1.4%. In 2010 apartment owners saw an 18.3% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 16.3% decrease in tax bills. Other real property, mostly commercial and industrial land and buildings, saw a 10.3% decrease while personal property, mostly equipment, saw a 7.1% increase in tax bills in 2010. These tax changes were mainly due to the tightening of the tax caps from 3.5% to 3% and to changes in net assessed values. While gross assessments for business real property grew by

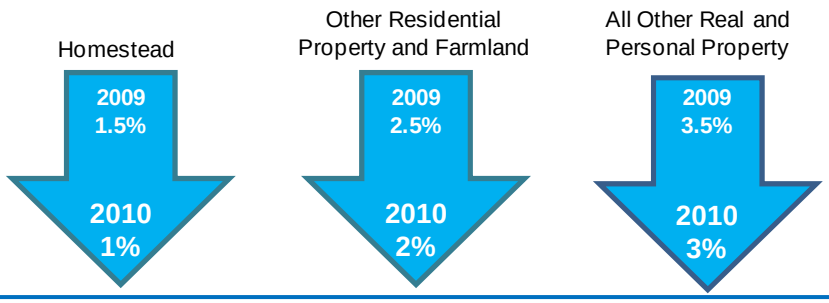
27.6%, net taxable value declined by 1.7% because most of the added property was exempt. Gross assessments for personal property grew by 9.9%, but net taxable value grew by 19.0% because of a reduction in abatements. Despite the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre, agricultural business property saw a 2.7% decrease in tax payments in 2010, mainly because tax rates fell in most rural taxing districts in Knox County.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Knox County in 2010 amounted to 15.9% of the total property tax levy. The statewide average was 6.3%. The larger percentage loss in the county was mainly due to higher-than-average tax rates in Knox County. Tax rates in 10 of 24 total taxing districts exceeded $2, so a large amount of housing in the 2% cap category was eligible for credits. Commercial and industrial properties in the 3% tax cap category qualified for credits in Bicknell and Vincennes because the tax rates in 4 taxing districts exceeded $3. Three of those four districts had tax rates hovering around $4. Higher-than-average tax rates combined with lower-than-average home values resulted in credits in the 1% category for 14.3% of the homesteads in the county.

2010 Circuit Breaker Credits by Cap Category
Knox County Total $5,253,582

1%	2%	3%	Elderly
$912,183	$2,181,618	$2,159,128	$654
17.4%	41.5%	41.1%	0.0%

Knox County, Vincennes City, and the Vincennes Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, the cities of Bicknell and Vincennes lost the most, at just over 30% each. Losses were greatest for units that overlapped the cities of Bicknell and Vincennes, because these tax districts had the highest tax rates.

The Effects of Recession

In Knox County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 3.8% in December 2007 to 8.2% in July 2009. Despite job losses, local income tax revenue grew by 0.7%.

Knox County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	872,475,040	877,580,984	0.6%
Other Residential	154,467,032	156,341,218	1.2%
Ag Business/Land	330,602,600	344,111,200	4.1%
Business Real/Personal	647,193,519	765,957,598	18.4%
Total	**$2,004,738,191**	**$2,143,991,000**	**6.9%**

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

In Knox County, the gross assessed value of business real and personal property rose 18.4% in 2010, including a large increase in exempt AV. Other assessment categories also increased, and total gross assessed value in Knox County rose 6.9%. This was higher than the state average increase of 0.6%.

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

Knox County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*40,080,699*	*40,885,681*	*30,415,060*	*31,603,747*	*2.0%*	*-25.6%*	*3.9%*
State Unit	30,172	33,192	0	0	10.0%	-100.0%	
Knox County	8,781,290	8,656,288	7,031,836	7,283,101	-1.4%	-18.8%	3.6%
Busseron Township	53,322	53,410	49,194	51,602	0.2%	-7.9%	4.9%
Decker Township	32,865	33,110	35,075	36,674	0.7%	5.9%	4.6%
Harrison Township	93,671	97,352	111,451	103,797	3.9%	14.5%	-6.9%
Johnson Township	27,875	27,875	29,270	31,156	0.0%	5.0%	6.4%
Palmyra Township	95,888	93,021	117,619	101,288	-3.0%	26.4%	-13.9%
Steen Township	51,568	52,975	54,468	41,977	2.7%	2.8%	-22.9%
Vigo Township	63,032	63,900	67,527	76,377	1.4%	5.7%	13.1%
Vincennes Township	208,453	208,775	224,448	232,709	0.2%	7.5%	3.7%
Washington Township	111,829	111,582	115,136	122,477	-0.2%	3.2%	6.4%
Widner Township	40,279	41,263	55,791	54,012	2.4%	35.2%	-3.2%
Vincennes Civil City	6,979,349	6,614,712	6,741,870	7,050,016	-5.2%	1.9%	4.6%
Bicknell Civil City	679,559	684,496	731,803	759,994	0.7%	6.9%	3.9%
Bruceville Civil Town	56,420	55,441	60,847	63,160	-1.7%	9.8%	3.8%
Decker Civil Town	12,342	9,256	13,310	13,815	-25.0%	43.8%	3.8%
Edwardsport Civil Town	21,992	19,671	23,718	23,508	-10.6%	20.6%	-0.9%
Monroe City Civil Town	16,875	16,074	18,209	18,902	-4.7%	13.3%	3.8%
Oaktown Civil Town	34,600	36,473	38,841	37,569	5.4%	6.5%	-3.3%
Sandborn Civil Town	36,793	38,893	41,998	43,585	5.7%	8.0%	3.8%
Wheatland Civil Town	34,872	33,461	37,603	39,031	-4.0%	12.4%	3.8%
North Knox School Corp	4,674,463	5,281,333	2,910,095	2,624,237	13.0%	-44.9%	-9.8%
South Knox School Corp	5,918,573	6,592,683	3,624,005	3,337,686	11.4%	-45.0%	-7.9%
Vincennes Community School Corp	9,796,578	9,852,480	5,905,731	7,052,307	0.6%	-40.1%	19.4%
Bicknell Public Library	96,137	101,159	108,037	112,195	5.2%	6.8%	3.8%
Knox County Public Library	1,032,243	830,212	1,012,777	1,053,950	-19.6%	22.0%	4.1%
Vincennes Township Fire	845,338	963,536	967,661	941,703	14.0%	0.4%	-2.7%
South Vigo Township Fire	67,282	70,397	70,381	70,539	4.6%	0.0%	0.2%
Vigo Central Community Fire	48,588	49,553	52,373	54,323	2.0%	5.7%	3.7%
Johnson Township Community Fire	138,451	163,108	163,986	172,057	17.8%	0.5%	4.9%
Knox County Solid Waste Mgt Dist	0	0	0	0			
Vincennes Redevelopment Comm	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
42001	Busseron Township	1.5995	--	4.1181%	--	--	--	--	--	1.5336
42002	Oaktown Town	2.0718	--	4.1181%	--	--	--	--	--	1.9865
42003	Decker Township	1.5710	--	4.1181%	--	--	--	--	--	1.5063
42004	Harrison Township	1.5576	--	4.1181%	--	--	--	--	--	1.4935
42005	Monroe City Town	1.7811	--	4.1181%	--	--	--	--	--	1.7078
42006	Johnson Township	1.7207	--	4.1181%	--	--	--	--	--	1.6498
42007	Decker Town	2.6820	--	4.1181%	--	--	--	--	--	2.5716
42008	Palmyra Township	1.5954	--	4.1181%	--	--	--	--	--	1.5297
42009	Steen Township	1.5072	--	4.1181%	--	--	--	--	--	1.4451
42010	Wheatland Town	1.8772	--	4.1181%	--	--	--	--	--	1.7999
42011	Vigo-South Township	1.8903	--	4.1181%	--	--	--	--	--	1.8125
42012	Bicknell City-Vigo Township	4.0033	--	4.1181%	--	--	--	--	--	3.8384
42013	Edwardsport Town	2.7945	--	4.1181%	--	--	--	--	--	2.6794
42014	Sandborn Town	2.6310	--	4.1181%	--	--	--	--	--	2.5227
42018	Washington Township	1.7125	--	4.1181%	--	--	--	--	--	1.6420
42019	Bicknell City-Washington Twp	4.0254	--	4.1181%	--	--	--	--	--	3.8596
42020	Bruceville Civil Town	2.8813	--	4.1181%	--	--	--	--	--	2.7626
42021	Widner Township	1.6178	--	4.1181%	--	--	--	--	--	1.5512
42022	Vincennes City I	3.9921	--	4.1181%	--	--	--	--	--	3.8277
42023	Vincennes Twp-Vincennes Schl	2.3321	--	4.1181%	--	--	--	--	--	2.2361
42024	Vincennes Twp-South Knox Schl	1.8631	--	4.1181%	--	--	--	--	--	1.7864
42025	Vigo-North Township	1.6269	--	4.1181%	--	--	--	--	--	1.5599
42026	Vigo-Central Township	1.6485	--	4.1181%	--	--	--	--	--	1.5806
42027	Vincennes City II	3.6069	--	4.1181%	--	--	--	--	--	3.4584

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Knox County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*912,183*	*2,164,142*	*1,867,913*	*654*	*4,944,891*	*31,603,747*	*15.6%*
TIF Total	*0*	*17,476*	*291,215*	*0*	*308,691*	*1,528,654*	*20.2%*
County Total	*912,183*	*2,181,618*	*2,159,128*	*654*	*5,253,583*	*33,132,401*	*15.9%*
Knox County	144,204	321,745	268,516	115	734,579	7,283,101	10.1%
Busseron Township	0	38	0	0	38	51,602	0.1%
Decker Township	0	0	0	0	0	36,674	0.0%
Harrison Township	0	0	0	0	0	103,797	0.0%
Johnson Township	0	64	0	0	64	31,156	0.2%
Palmyra Township	0	0	0	0	0	101,288	0.0%
Steen Township	0	0	0	0	0	41,977	0.0%
Vigo Township	47	3,235	982	0	4,265	76,377	5.6%
Vincennes Township	10,053	19,339	17,441	7	46,839	232,709	20.1%
Washington Township	33	883	1,046	0	1,961	122,477	1.6%
Widner Township	0	0	0	1	1	54,012	0.0%
Vincennes Civil City	388,558	886,903	853,281	213	2,128,955	7,050,016	30.2%
Bicknell Civil City	2,335	158,736	84,362	23	245,457	759,994	32.3%
Bruceville Civil Town	568	8,693	0	0	9,260	63,160	14.7%
Decker Civil Town	0	1,527	0	0	1,527	13,815	11.1%
Edwardsport Civil Town	0	2,973	0	0	2,973	23,508	12.6%
Monroe City Civil Town	0	0	0	0	0	18,902	0.0%
Oaktown Civil Town	0	435	0	0	435	37,569	1.2%
Sandborn Civil Town	0	3,895	0	0	3,895	43,585	8.9%
Wheatland Civil Town	0	0	0	0	0	39,031	0.0%
North Knox School Corp	1,201	67,722	29,688	18	98,629	2,624,237	3.8%
South Knox School Corp	0	1,270	0	0	1,270	3,337,686	0.0%
Vincennes Community School Corp	319,592	614,810	554,477	229	1,489,108	7,052,307	21.1%
Bicknell Public Library	88	6,535	3,169	1	9,792	112,195	8.7%
Knox County Public Library	22,992	44,989	39,821	18	107,820	1,053,950	10.2%
Vincennes Township Fire	22,513	19,790	15,132	27	57,463	941,703	6.1%
South Vigo Township Fire	0	0	0	0	0	70,539	0.0%
Vigo Central Community Fire	0	211	0	0	211	54,323	0.4%
Johnson Township Community Fire	0	351	0	0	351	172,057	0.2%
Knox County Solid Waste Mgt Dist	0	0	0	0	0	0	
Vincennes Redevelopment Comm	0	0	0	0	0	0	
TIF - Vincennes City I	0	14,055	258,280	0	272,335	795,768	34.2%
TIF - PSI Energy Knox County	0	0	0	0	0	565,823	0.0%
TIF - Vincennes City II	0	3,421	32,935	0	36,356	167,062	21.8%

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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

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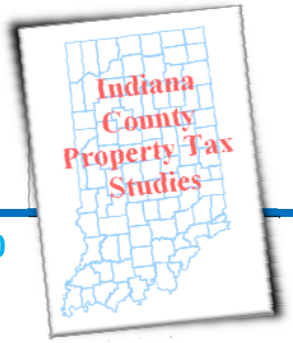


Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Kosciusko County

The average homeowner saw a 0.7% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 17.5% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	8,434	47.0%	2,252	12.6%
No Change	126	0.7%	39	0.2%
Lower Tax Bill	9,377	52.3%	15,646	87.2%
Average Change in Tax Bill	**-0.7%**		**-17.5%**	
Detailed Change in Tax Bill				
20% or More	603	3.4%	873	4.9%
10% to 19%	666	3.7%	435	2.4%
1% to 9%	7,165	39.9%	944	5.3%
0%	126	0.7%	39	0.2%
-1% to -9%	8,466	47.2%	2,781	15.5%
-10% to -19%	571	3.2%	3,429	19.1%
-20% to -29%	161	0.9%	3,730	20.8%
-30% to -39%	63	0.4%	2,905	16.2%
-40% to -49%	33	0.2%	1,624	9.1%
-50% to -59%	24	0.1%	656	3.7%
-60% to -69%	19	0.1%	211	1.2%
-70% to -79%	6	0.0%	117	0.7%
-80% to -89%	10	0.1%	56	0.3%
-90% to -99%	8	0.0%	34	0.2%
-100%	16	0.1%	103	0.6%
Total	**17,937**	**100.0%**	**17,937**	**100.0%**

87.2% of homeowners saw lower tax bills in 2010 than in 2007.

87.8% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

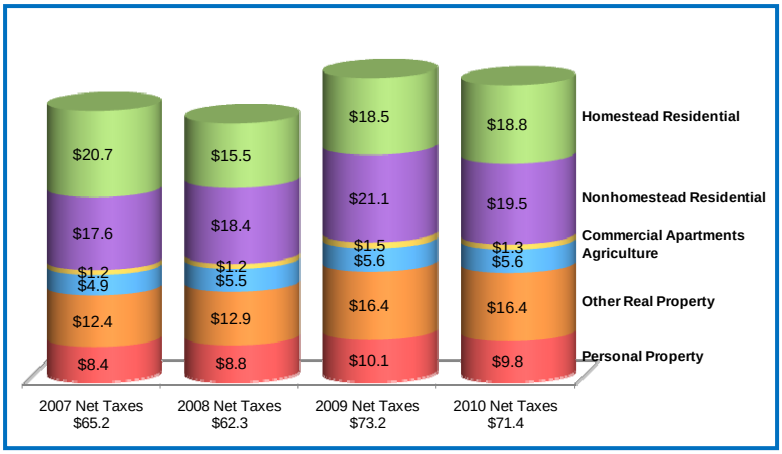
The largest percentage of homeowners have seen between a 10% and 29% decrease in their tax bills from 2007 to 2010.

Note: Percentages may not total due to rounding.

Kosciusko County Overview

The decline in homeowner tax bills was similar to the state average of 2.1%. Property tax levies decreased 0.7% in Kosciusko County in 2010, less than the state average increase of 2.4%. An increase in the City of Warsaw's fire protection levies was more than offset by decreases in the debt service levies of the Wawasee and Warsaw School Corporations. But Kosciusko County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Kosciusko tax rates tend to be lower than the state average. Kosciusko County does not provide local homestead credits.

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



Net tax bills for all taxpayers decreased 2.3% in Kosciusko County from 2009 to 2010. This was larger than the statewide reduction of 1.4%. In 2010 apartment owners saw a 9.3% decrease in tax bills. This large decrease was partially due to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 7.6% decrease in tax bills. Other real property, mostly commercial and industrial land and buildings, saw a 0.1% increase. Personal property, mostly equipment, saw a 2.9% decrease in tax bills in 2010. These changes in tax bills were mainly due to changes in assessed value. Business real property assessments increased by 1.5%. Business personal

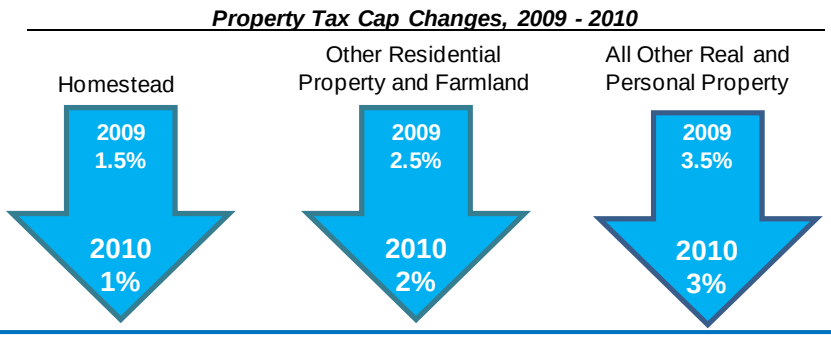
property assessments grew by 3.7%, but the net taxable value after deductions and exemptions declined by 3.5%. Commercial and industrial property did not benefit from the tightened tax caps, because Kosciusko County's tax rates were not high enough for this type of property to qualify for tax cap credits.

Agricultural business property saw a 1% increase in tax payments in 2010 because of the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Kosciusko County in 2010 amounted to 1.3% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was mostly due to much lower-than-average tax rates in Kosciusko County. No commercial or industrial properties in the 3% tax cap category qualified for credits because all Kosciusko County tax rates were under $3. Kosciusko County tax rates were not high enough for either a large share of homesteads to qualify for credits in the 1% category or for a large share of property subject to the 2% cap to qualify for circuit breaker credits.

2010 Circuit Breaker Credits by Cap Category
Kosciusko County Total $891,463

1%	2%	3%	Elderly
$304,364	$552,633	$0	$34,465
34.1%	62.0%	0.0%	3.9%

Kosciusko County, Warsaw City, and the Warsaw Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, Nappanee City and the Town of Silver Lake lost the most, at over 8% each. Losses were greatest for units that overlapped the municipalities in the county because these tax districts had the highest tax rates.

The Effects of Recession

In Kosciusko County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.3% in December 2007 to 11.7% in July 2009. Job losses and income declines contributed to a 15.8% drop in local income tax revenue.

Kosciusko County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	3,436,548,960	3,478,519,450	1.2%
Other Residential	1,927,403,850	1,950,395,650	1.2%
Ag Business/Land	435,475,060	449,652,760	3.3%
Business Real/Personal	1,904,520,585	1,947,627,410	2.3%
Total	**$7,703,948,455**	**$7,826,195,270**	**1.6%**

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

In Kosciusko County, the gross assessed value of business real and personal property rose 2.3% in 2010. Other assessment categories increased, and total gross assessed value in Kosciusko County rose 1.6%. This was higher than the state average increase of 0.6%.

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

Kosciusko County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	2008-2009	2009-2010
County Total	*86,874,500*	*90,114,563*	*68,504,134*	*68,019,063*	*3.7%*	*-24.0%*	*-0.7%*
State Unit	138,564	142,533	0	0	2.9%	-100.0%	
Kosciusko County	9,872,711	10,511,760	9,409,560	9,713,845	6.5%	-10.5%	3.2%
Clay Township	57,323	60,771	60,451	61,567	6.0%	-0.5%	1.8%
Etna Township	37,866	45,191	45,686	46,862	19.3%	1.1%	2.6%
Franklin Township	48,373	50,321	52,313	54,297	4.0%	4.0%	3.8%
Harrison Township	98,403	102,742	102,783	106,013	4.4%	0.0%	3.1%
Jackson Township	53,625	56,943	58,089	59,444	6.2%	2.0%	2.3%
Jefferson Township	32,039	33,184	34,449	35,747	3.6%	3.8%	3.8%
Lake Township	36,729	43,972	44,241	45,553	19.7%	0.6%	3.0%
Monroe Township	17,821	18,584	19,327	20,055	4.3%	4.0%	3.8%
Plain Township	301,880	311,751	311,006	320,052	3.3%	-0.2%	2.9%
Prairie Township	56,360	40,046	41,605	43,164	-28.9%	3.9%	3.7%
Scott Township	10,937	18,414	19,124	19,771	68.4%	3.9%	3.4%
Seward Township	64,641	61,466	66,854	62,380	-4.9%	8.8%	-6.7%
Tippecanoe Township	359,884	348,796	352,977	364,169	-3.1%	1.2%	3.2%
Turkey Creek Township	327,486	339,533	1,678,674	1,762,997	3.7%	394.4%	5.0%
Van Buren Township	83,844	87,568	85,972	88,869	4.4%	-1.8%	3.4%
Washington Township	90,723	93,489	95,135	97,840	3.0%	1.8%	2.8%
Wayne Township	658,059	682,353	674,132	417,843	3.7%	-1.2%	-38.0%
Warsaw Civil City	8,109,794	8,346,385	8,635,637	10,737,438	2.9%	3.5%	24.3%
Nappanee Civil City	149,682	161,095	166,400	177,512	7.6%	3.3%	6.7%
Burket Civil Town	18,188	3,539	11,289	11,600	-80.5%	219.0%	2.8%
Claypool Civil Town	68,441	71,956	74,833	77,677	5.1%	4.0%	3.8%
Etna Green Civil Town	72,380	75,042	0	64,340	3.7%	-100.0%	
Leesburg Civil Town	63,133	65,473	68,154	70,725	3.7%	4.1%	3.8%
Mentone Civil Town	207,529	214,521	219,610	228,199	3.4%	2.4%	3.9%
Milford Civil Town	419,582	434,381	444,997	465,828	3.5%	2.4%	4.7%
North Webster Civil Town	307,628	318,371	328,275	340,186	3.5%	3.1%	3.6%
Pierceton Civil Town	179,333	175,856	193,280	192,654	-1.9%	9.9%	-0.3%
Sidney Civil Town	10,939	11,344	11,797	12,246	3.7%	4.0%	3.8%
Silver Lake Civil Town	222,176	229,519	238,017	246,908	3.3%	3.7%	3.7%
Syracuse Civil Town	1,564,492	1,555,868	1,420,715	1,458,809	-0.6%	-8.7%	2.7%
Winona Lake Civil Town	810,267	839,423	861,936	859,258	3.6%	2.7%	-0.3%
Wa-Nee Community School Corp	2,251,187	2,271,139	1,446,537	1,402,024	0.9%	-36.3%	-3.1%
Wawasee Community School Corp	18,544,623	19,559,736	11,870,181	10,075,698	5.5%	-39.3%	-15.1%
Warsaw Community School Corp	27,771,012	28,752,119	19,740,059	18,394,929	3.5%	-31.3%	-6.8%
Tippecanoe Valley School Corp	5,628,671	5,791,225	3,446,593	3,554,475	2.9%	-40.5%	3.1%
Whitko Community School Corp	4,313,616	4,301,383	2,640,958	2,770,585	-0.3%	-38.6%	4.9%
Triton School Corp	891,845	811,170	360,321	385,442	-9.0%	-55.6%	7.0%
Nappanee Public Library	31,477	34,121	36,566	126,637	8.4%	7.2%	246.3%
Milford Public Library	125,630	135,584	140,987	146,265	7.9%	4.0%	3.7%
Pierceton Public Library	44,684	46,223	48,134	49,952	3.4%	4.1%	3.8%
Syracuse Public Library	291,116	296,574	307,999	319,664	1.9%	3.9%	3.8%
Warsaw Community Public Library	1,627,269	1,678,243	1,722,221	1,797,138	3.1%	2.6%	4.4%
Bell Memorial Public Library	206,798	208,294	221,822	223,382	0.7%	6.5%	0.7%
North Webster Library	306,742	317,881	330,762	343,113	3.6%	4.1%	3.7%
Kosciusko County Solid Waste Mgt Dist	161,658	160,349	164,893	165,911	-0.8%	2.8%	0.6%
Winona Lake Redevelopment Comm	0	18,090	18,769	0		3.8%	-100.0%
Warsaw City Redevelopment Comm	127,340	180,242	180,014	0	41.5%	-0.1%	-100.0%
Milford Town Redevelopment Comm	0	0	0	0			
Pierceton Town Redevelopment Comm	0	0	0	0			
Kosciusko County Redevelopment Comm	0	0	0	0			
Claypool Redevelopment Comm	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
43001	Clay Township	1.1406	--	3.5091%	--	--	--	--	--	1.1006
43002	Claypool Town	2.2180	--	3.5091%	--	--	--	--	--	2.1402
43003	Etna Township	0.9908	--	3.5091%	--	--	--	--	--	0.9560
43004	Etna Green Town	1.4831	--	3.5091%	--	--	--	--	--	1.4311
43005	Franklin Township	1.4463	--	3.5091%	--	--	--	--	--	1.3955
43009	Jackson Township	1.5365	--	3.5091%	--	--	--	--	--	1.4826
43010	Sidney Town	2.0384	--	3.5091%	--	--	--	--	--	1.9669
43011	Jefferson Township,West	1.6504	--	3.5091%	--	--	--	--	--	1.5925
43012	Jefferson Township,East	0.6901	--	3.5091%	--	--	--	--	--	0.6659
43013	Lake Township	1.1206	--	3.5091%	--	--	--	--	--	1.0813
43014	Silver Lake Town	2.4924	--	3.5091%	--	--	--	--	--	2.4049
43015	Monroe Township	1.4710	--	3.5091%	--	--	--	--	--	1.4194
43016	Plain Township	1.0959	--	3.5091%	--	--	--	--	--	1.0574
43017	Warsaw City-Plain Township	2.2878	--	3.5091%	--	--	--	--	--	2.2075
43018	Leesburg Town	1.5504	--	3.5091%	--	--	--	--	--	1.4960
43019	Prairie Township	1.0794	--	3.5091%	--	--	--	--	--	1.0415
43020	Scott Township	1.4058	--	3.5091%	--	--	--	--	--	1.3565
43021	Seward Township	1.4238	--	3.5091%	--	--	--	--	--	1.3738
43022	Burket Town	1.8174	--	3.5091%	--	--	--	--	--	1.7536
43023	Tippecanoe Township	0.7041	--	3.5091%	--	--	--	--	--	0.6794
43024	North Webster Town	1.2568	--	3.5091%	--	--	--	--	--	1.2127
43025	Turkey Creek Township	0.7189	--	3.5091%	--	--	--	--	--	0.6937
43026	Syracuse Town	1.3901	--	3.5091%	--	--	--	--	--	1.3413
43027	Van Buren Township	0.7016	--	3.5091%	--	--	--	--	--	0.6770
43028	Milford Town	1.4063	--	3.5091%	--	--	--	--	--	1.3570
43029	Washington Township	1.5562	--	3.5091%	--	--	--	--	--	1.5016
43030	Pierceton Town	1.9465	--	3.5091%	--	--	--	--	--	1.8782
43031	Wayne Township	1.4536	--	3.5091%	--	--	--	--	--	1.4026
43032	Warsaw City-Wayne Township	2.2816	--	3.5091%	--	--	--	--	--	2.2015
43033	Winona Lake Town	1.7393	--	3.5091%	--	--	--	--	--	1.6783
43034	Harrison Township	1.6081	--	3.5091%	--	--	--	--	--	1.5517
43035	Mentone Town-Harrison Township	2.4375	--	3.5091%	--	--	--	--	--	2.3520
43036	Mentone Town-Franklin Township	2.4413	--	3.5091%	--	--	--	--	--	2.3556
43038	Nappanee City-Jefferson Twp	2.8762	--	3.5091%	--	--	--	--	--	2.7753

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Kosciusko County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*303,199*	*550,862*	*0*	*34,322*	*888,383*	*68,019,063*	*1.3%*
TIF Total	*1,165*	*1,771*	*0*	*12*	*2,948*	*2,816,395*	*0.1%*
County Total	*304,364*	*552,633*	*0*	*34,334*	*891,331*	*70,835,458*	*1.3%*
Kosciusko County	24,531	42,899	0	3,563	70,993	9,713,845	0.7%
Clay Township	1	54	0	9	64	61,567	0.1%
Etna Township	0	0	0	78	78	46,862	0.2%
Franklin Township	5	72	0	3	80	54,297	0.1%
Harrison Township	18	326	0	33	376	106,013	0.4%
Jackson Township	34	15	0	58	107	59,444	0.2%
Jefferson Township	5	287	0	7	299	35,747	0.8%
Lake Township	8	275	0	3	285	45,553	0.6%
Monroe Township	0	0	0	5	5	20,055	0.0%
Plain Township	7	12	0	56	75	320,052	0.0%
Prairie Township	0	0	0	4	4	43,164	0.0%
Scott Township	0	0	0	0	0	19,771	0.0%
Seward Township	0	0	0	15	15	62,380	0.0%
Tippecanoe Township	0	0	0	33	33	364,169	0.0%
Turkey Creek Township	0	0	0	129	129	1,762,997	0.0%
Van Buren Township	0	0	0	5	5	88,869	0.0%
Washington Township	2	0	0	89	91	97,840	0.1%
Wayne Township	3,920	5,832	0	376	10,127	417,843	2.4%
Warsaw Civil City	135,826	217,854	0	9,065	362,745	10,737,438	3.4%
Nappanee Civil City	283	14,996	0	6	15,285	177,512	8.6%
Burket Civil Town	2	0	0	0	2	11,600	0.0%
Claypool Civil Town	28	1,351	0	30	1,409	77,677	1.8%
Etna Green Civil Town	0	0	0	584	584	64,340	0.9%
Leesburg Civil Town	0	0	0	65	65	70,725	0.1%
Mentone Civil Town	535	9,646	0	99	10,281	228,199	4.5%
Milford Civil Town	0	0	0	292	292	465,828	0.1%
North Webster Civil Town	0	0	0	198	198	340,186	0.1%
Pierceton Civil Town	32	0	0	7	40	192,654	0.0%
Sidney Civil Town	4	66	0	8	78	12,246	0.6%
Silver Lake Civil Town	552	19,212	0	31	19,795	246,908	8.0%
Syracuse Civil Town	0	0	0	659	659	1,458,809	0.0%
Winona Lake Civil Town	5,355	0	0	520	5,875	859,258	0.7%
Wa-Nee Community School Corp	271	14,344	0	191	14,806	1,402,024	1.1%
Wawasee Community School Corp	0	0	0	865	865	10,075,698	0.0%
Warsaw Community School Corp	113,638	180,896	0	11,788	306,322	18,394,929	1.7%
Tippecanoe Valley School Corp	729	12,887	0	843	14,459	3,554,475	0.4%
Whitko Community School Corp	454	163	0	1,921	2,537	2,770,585	0.1%
Triton School Corp	0	0	0	838	838	385,442	0.2%
Nappanee Public Library	53	2,814	0	38	2,905	126,637	2.3%
Milford Public Library	0	0	0	23	23	146,265	0.0%
Pierceton Public Library	3	0	0	36	39	49,952	0.1%
Syracuse Public Library	0	0	0	23	23	319,664	0.0%
Warsaw Community Public Library	16,385	24,378	0	1,568	42,331	1,797,138	2.4%
Bell Memorial Public Library	98	1,749	0	71	1,918	223,382	0.9%
North Webster Library	0	0	0	31	31	343,113	0.0%
Kosciusko County Solid Waste Mgt Dist	419	733	0	61	1,213	165,911	0.7%
Winona Lake Redevelopment Comm	0	0	0	0	0	0	
Warsaw City Redevelopment Comm	0	0	0	0	0	0	
Milford Town Redevelopment Comm	0	0	0	0	0	0	
Pierceton Town Redevelopment Comm	0	0	0	0	0	0	
Kosciusko County Redevelopment Comm	0	0	0	0	0	0	
Claypool Redevelopment Comm	0	0	0	0	0	0	
TIF - Dreyfus (Clay)	0	0	0	0	0	181,637	0.0%
TIF - Claypool #1	0	0	0	0	0	12,020	0.0%
TIF - Claypool #2	27	202	0	11	239	13,956	1.7%
TIF - Warsaw Central (Warsaw)	0	543	0	0	543	296,203	0.2%
TIF - Winona Interurban (Warsaw)	0	0	0	0	0	7,079	0.0%
TIF - Winona Lake	0	0	0	0	0	117,779	0.0%

Kosciusko County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
TIF - Pierceton	0	0	0	0	0	338,478	0.0%
TIF - Milford	0	0	0	0	0	103,490	0.0%
TIF - Kosciusko County (Van Buren)	0	0	0	0	0	46,152	0.0%
TIF - Warsaw North (Warsaw Plain)	1,139	1,027	0	0	2,165	1,697,444	0.1%
TIF - Leesburg (Plain)	0	0	0	0	0	350	0.0%
TIF - Syracuse	0	0	0	1	1	1,807	0.0%

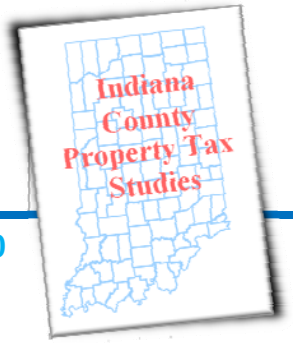
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
LaGrange County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in LaGrange County

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	5,621	77.9%	484	6.7%
No Change	57	0.8%	8	0.1%
Lower Tax Bill	1,538	21.3%	6,724	93.2%
Average Change in Tax Bill	**3.9%**		**-28.1%**	
Detailed Change in Tax Bill				
20% or More	186	2.6%	336	4.7%
10% to 19%	327	4.5%	63	0.9%
1% to 9%	5,108	70.8%	85	1.2%
0%	57	0.8%	8	0.1%
-1% to -9%	1,204	16.7%	212	2.9%
-10% to -19%	215	3.0%	460	6.4%
-20% to -29%	49	0.7%	1,395	19.3%
-30% to -39%	28	0.4%	2,530	35.1%
-40% to -49%	7	0.1%	1,339	18.6%
-50% to -59%	13	0.2%	490	6.8%
-60% to -69%	6	0.1%	109	1.5%
-70% to -79%	4	0.1%	65	0.9%
-80% to -89%	5	0.1%	37	0.5%
-90% to -99%	1	0.0%	35	0.5%
-100%	6	0.1%	52	0.7%
Total	**7,216**	**100.0%**	**7,216**	**100.0%**

Note: Percentages may not total due to rounding.

The average homeowner saw a 3.9% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 28.1% lower than they were in 2007, before the property tax reforms.

93.2% of homeowners saw lower tax bills in 2010 than in 2007.

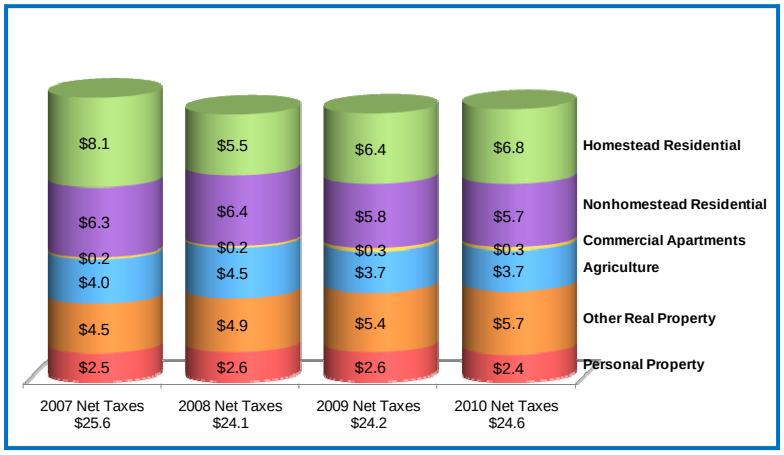
88.3% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 20% and 49% decrease in their tax bills from 2007 to 2010.

LaGrange County Overview

The larger-than-average increase in homeowner tax bills had several causes. The county saw a decrease in local homestead property tax credit rates because of a decrease in the local income tax revenues which fund these credits. LaGrange County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because LaGrange County tax rates tend to be lower than the state average. On the other hand, property tax levies were nearly unchanged, increasing only 0.2% in LaGrange County in 2010. This was less than the state average increase of 2.4%. An increase in the county library's debt service levy was offset by decreases in the county's jail bond fund, the Westview and Prairie Heights School Corporation debt service funds, and in several Lakeland School Corporation funds.

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



Net tax bills for all taxpayers increased 1.6% in LaGrange County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 6.6% decrease in tax bills. This decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 0.9% decrease in tax bills. Other real property, mostly commercial and industrial land and buildings, saw a 4.3% increase, while personal property, mostly equipment, saw a 9% decrease in tax bills in 2010. These changes in tax bills were mainly

due to changes in assessed value. Business real property assessments increased slightly by 0.9%, while business personal property assessments declined by 9.9%. Commercial and industrial property did not benefit from the tightened tax caps because LaGrange County's tax rates were not high enough for this type of property to qualify for tax cap credits.

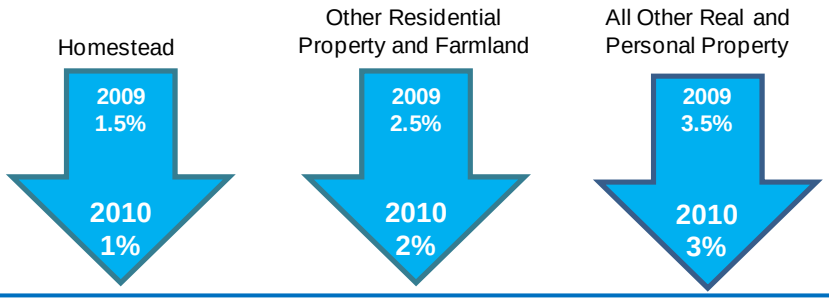
Despite the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre, agricultural business property saw only a 0.3% increase in tax payments in 2010.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in LaGrange County in 2010 amounted to 0.5% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was mainly due to the much lower-than-average tax rates in LaGrange County. No commercial or industrial properties in the 3% tax cap category qualified for credits because all LaGrange County tax rates were under $3. Tax rates weren't high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
LaGrange County Total $139,935

1%	2%	3%	Elderly
$4,231	$130,461	$0	$5,243
3.0%	93.2%	0.0%	3.8%

The towns of LaGrange and Topeka and the Westview School Corporation had the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the Town of Topeka lost the most, at 4.4%. Losses were greatest for units that overlapped the Town of Topeka because its tax districts had the highest tax rates.

The Effects of Recession

In LaGrange County the recession has had a large effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.3% in December 2007 to 15.3% in July 2009. Job losses and income declines contributed to a 9.9% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in LaGrange County in 2010.

LaGrange County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,494,236,780	1,490,015,560	-0.3%
Other Residential	455,961,400	466,640,800	2.3%
Ag Business/Land	309,877,700	320,659,040	3.5%
Business Real/Personal	574,525,150	559,752,812	-2.6%
Total	**$2,834,601,030**	**$2,837,068,212**	**0.1%**

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

In LaGrange County, the gross assessed value of business real and personal property fell 2.6% in 2010. Other assessment categories increased, with the exception of homesteads, which decreased 0.3%. Total gross assessed value in LaGrange County rose 0.1%. This was lower than the state average increase of 0.6%.

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

LaGrange County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*35,217,758*	*37,055,992*	*23,103,330*	*23,138,574*	*5.2%*	*-37.7%*	*0.2%*
State Unit	49,719	52,592	0	0	5.8%	-100.0%	
LaGrange County	6,799,048	7,031,965	5,123,430	5,010,886	3.4%	-27.1%	-2.2%
Bloomfield Township	93,443	98,141	94,549	97,750	5.0%	-3.7%	3.4%
Clay Township	77,195	81,251	77,148	79,015	5.3%	-5.0%	2.4%
Clearspring Township	53,714	57,140	53,363	54,008	6.4%	-6.6%	1.2%
Eden Township	44,925	65,375	60,308	61,930	45.5%	-7.8%	2.7%
Greenfield Township	24,800	26,976	27,848	28,802	8.8%	3.2%	3.4%
Johnson Township	107,321	111,991	112,695	115,125	4.4%	0.6%	2.2%
Lima Township	70,919	73,481	73,952	73,150	3.6%	0.6%	-1.1%
Milford Township	54,583	57,482	59,257	61,322	5.3%	3.1%	3.5%
Newbury Township	128,066	129,689	127,051	126,658	1.3%	-2.0%	-0.3%
Springfield Township	16,431	19,859	20,717	21,425	20.9%	4.3%	3.4%
Van Buren Township	44,064	47,316	44,515	45,733	7.4%	-5.9%	2.7%
LaGrange Civil Town	923,480	958,209	988,172	1,026,828	3.8%	3.1%	3.9%
Shipshewana Civil Town	682,269	690,318	705,285	732,884	1.2%	2.2%	3.9%
Topeka Civil Town	634,287	672,291	751,411	744,983	6.0%	11.8%	-0.9%
Wolcottville Civil Town	117,892	117,961	127,225	133,486	0.1%	7.9%	4.9%
Prairie Heights Community School Corp	3,270,405	3,574,761	1,833,057	1,738,027	9.3%	-48.7%	-5.2%
Westview School Corp	11,823,421	12,749,850	7,250,174	6,888,774	7.8%	-43.1%	-5.0%
Lakeland School Corp	9,447,517	9,675,005	4,807,885	4,673,143	2.4%	-50.3%	-2.8%
LaGrange County Public Library	472,329	495,240	518,828	1,225,725	4.9%	4.8%	136.2%
Northeast Indiana Solid Waste Mgt Dist	167,801	177,497	186,931	198,920	5.8%	5.3%	6.4%
LaGrange Town Redevelopment Comm	24,168	26,380	0	0	9.2%	-100.0%	
Shipshewana Redevelopment Comm	52,545	57,244	59,529	0	8.9%	4.0%	-100.0%
LaGrange County Redevelopment Comm	37,416	7,978	0	0	-78.7%	-100.0%	
Topeka Redevelopment Comm	0	0	0	0			

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
44001	Bloomfield Township	1.0031	--	3.8406%	--	11.7409%	--	--	--	0.8468
44002	LaGrange Town	2.1630	--	3.8406%	--	11.7409%	--	--	--	1.8260
44003	Clay Township-West	1.2191	--	3.8406%	--	11.7409%	--	--	--	1.0291
44004	Clay Township-East	1.0064	--	3.8406%	--	11.7409%	--	--	--	0.8496
44005	Clearspring Township	1.1897	--	3.8406%	--	11.7409%	--	--	--	1.0043
44006	Topeka Town-Clearspring Twp	2.7980	--	3.8406%	--	11.7409%	--	--	--	2.3620
44007	Eden Township	1.1927	--	3.8406%	--	11.7409%	--	--	--	1.0069
44008	Topeka Town-Eden Township	2.7929	--	3.8406%	--	11.7409%	--	--	--	2.3577
44009	Greenfield Township	0.9825	--	3.8406%	--	11.7409%	--	--	--	0.8294
44010	Johnson Township	0.9790	--	3.8406%	--	11.7409%	--	--	--	0.8265
44011	Wolcottville Town	1.9896	--	3.8406%	--	11.7409%	--	--	--	1.6796
44012	Lima Township	0.9986	--	3.8406%	--	11.7409%	--	--	--	0.8430
44013	Milford Township	1.0015	--	3.8406%	--	11.7409%	--	--	--	0.8455
44014	Newbury Township	1.2094	--	3.8406%	--	11.7409%	--	--	--	1.0210
44015	Shipshewana Town	2.1909	--	3.8406%	--	11.7409%	--	--	--	1.8495
44016	Springfield Township	1.0258	--	3.8406%	--	11.7409%	--	--	--	0.8660
44017	Van Buren Township	1.1890	--	3.8406%	--	11.7409%	--	--	--	1.0037
44018	LaGrange-Clay	2.1520	--	3.8406%	--	11.7409%	--	--	--	1.8167
44019	Twp Topeka-Eden Farm	1.1609	--	3.8406%	--	11.7409%	--	--	--	0.9800

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

LaGrange County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*4,113*	*109,362*	*0*	*5,243*	*118,718*	*23,138,574*	*0.5%*
TIF Total	*118*	*21,100*	*0*	*0*	*21,218*	*2,465,682*	*0.9%*
County Total	*4,231*	*130,461*	*0*	*5,243*	*139,935*	*25,604,256*	*0.5%*
LaGrange County	395	11,923	0	943	13,262	5,010,886	0.3%
Bloomfield Township	0	660	0	58	718	97,750	0.7%
Clay Township	0	8	0	9	17	79,015	0.0%
Clearspring Township	13	143	0	3	159	54,008	0.3%
Eden Township	2	34	0	1	36	61,930	0.1%
Greenfield Township	0	0	0	3	3	28,802	0.0%
Johnson Township	0	0	0	30	30	115,125	0.0%
Lima Township	0	0	0	15	15	73,150	0.0%
Milford Township	0	0	0	11	11	61,322	0.0%
Newbury Township	1	68	0	7	76	126,658	0.1%
Springfield Township	0	0	0	0	0	21,425	0.0%
Van Buren Township	0	0	0	3	3	45,733	0.0%
LaGrange Civil Town	0	21,538	0	1,223	22,762	1,026,828	2.2%
Shipshewana Civil Town	85	8,778	0	78	8,941	732,884	1.2%
Topeka Civil Town	2,287	29,945	0	305	32,537	744,983	4.4%
Wolcottville Civil Town	0	0	0	16	16	133,486	0.0%
Prairie Heights Community School Corp	0	0	0	259	259	1,738,027	0.0%
Westview School Corp	1,217	21,915	0	417	23,550	6,888,774	0.3%
Lakeland School Corp	0	10,958	0	1,595	12,554	4,673,143	0.3%
LaGrange County Public Library	97	2,917	0	231	3,244	1,225,725	0.3%
Northeast Indiana Solid Waste Mgt Dist	16	473	0	37	526	198,920	0.3%
LaGrange Town Redevelopment Comm	0	0	0	0	0	0	
Shipshewana Redevelopment Comm	0	0	0	0	0	0	
LaGrange County Redevelopment Comm	0	0	0	0	0	0	
Topeka Redevelopment Comm	0	0	0	0	0	0	
TIF - Bloomfield Township	0	0	0	0	0	33,687	0.0%
TIF - Lagrange Town	0	47	0	0	47	294,588	0.0%
TIF - Clay-East Township	0	0	0	0	0	3,119	0.0%
TIF - Eden Township	0	0	0	0	0	0	
TIF - Topeka Eden Town	118	18,933	0	0	19,051	1,136,926	1.7%
TIF - Lima Township	0	0	0	0	0	220,642	0.0%
TIF - Newbury Township	0	0	0	0	0	86,518	0.0%
TIF - Shipshewana Town	0	2,120	0	0	2,120	690,202	0.3%
TIF - Topeka Eden Farm	0	0	0	0	0	0	0.0%

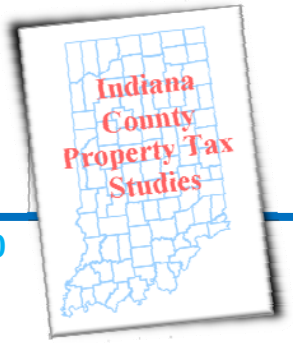
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Lake County
with comparisons between 2007 and 2010



Legislative Services Agency **December 2010**

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

The average homeowner saw a 0.4% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 29.8% lower than they were in 2007, before the property tax reforms.

94.3% of homeowners saw lower tax bills in 2010 than in 2007.

40.6% of homeowners saw tax increases of between 1% and 9% from 2009 to 2010.

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

Comparable Homestead Property Tax Changes in Lake County

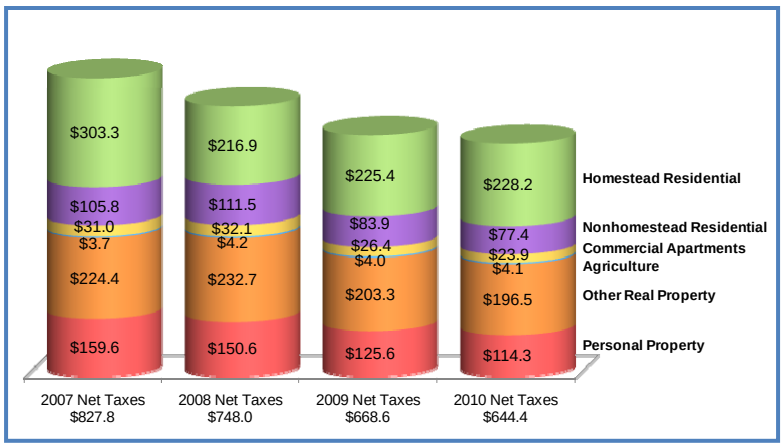
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	64,814	52.7%	6,074	4.9%
No Change	3,742	3.0%	954	0.8%
Lower Tax Bill	54,506	44.3%	116,034	94.3%
Average Change in Tax Bill	**0.4%**		**-29.8%**	
Detailed Change in Tax Bill				
20% or More	7,452	6.1%	3,590	2.9%
10% to 19%	7,398	6.0%	870	0.7%
1% to 9%	49,964	40.6%	1,614	1.3%
0%	3,742	3.0%	954	0.8%
-1% to -9%	36,609	29.7%	4,861	4.0%
-10% to -19%	12,284	10.0%	13,865	11.3%
-20% to -29%	2,999	2.4%	32,369	26.3%
-30% to -39%	1,477	1.2%	34,161	27.8%
-40% to -49%	291	0.2%	17,237	14.0%
-50% to -59%	187	0.2%	5,766	4.7%
-60% to -69%	148	0.1%	2,045	1.7%
-70% to -79%	101	0.1%	1,426	1.2%
-80% to -89%	67	0.1%	1,052	0.9%
-90% to -99%	49	0.0%	669	0.5%
-100%	294	0.2%	2,583	2.1%
Total	**123,062**	**100.0%**	**123,062**	**100.0%**

Note: Percentages may not total due to rounding.

Lake County Overview

The average homestead property tax bill increased slightly in Lake County in 2010, not very different from the small decrease statewide. Property tax levies decreased 0.6% in Lake County in 2010, compared to the state average increase of 2.1%. This decrease was due to the freeze on Lake County property tax operating levies and declines in the debt service levies of several of the Lake County school corporations. Other units saw levy increases, including the county and the towns of Dyer and Merrillville. The state homestead credit rate fell, because of a scheduled phaseout of the state credit program. Lake County homeowners benefitted more from the 1% property tax cap than did homeowners in the average county, mainly because many Lake County property tax rates are well above the state average. Most debt service is exempt from the caps in Lake County, however. Lake County does not have any local income taxes.

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



Net tax bills for all taxpayers decreased 3.6% in Lake County from 2009 to 2010. This was a larger decrease than the statewide reduction of 1.7%. In 2010 apartment owners saw a 9.3% decrease in tax bills. This decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 7.7% drop in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 3.3% and 9.0% decrease, respectively, in tax bills in 2010. This was mainly because of the tightening of the tax cap rates

from 3.5% to 3% in the Lake County taxing districts with particularly high tax rates. The concentration of personal property in areas with high tax rates is higher than that that of business real property, accounting for the difference in the net tax rate of change.

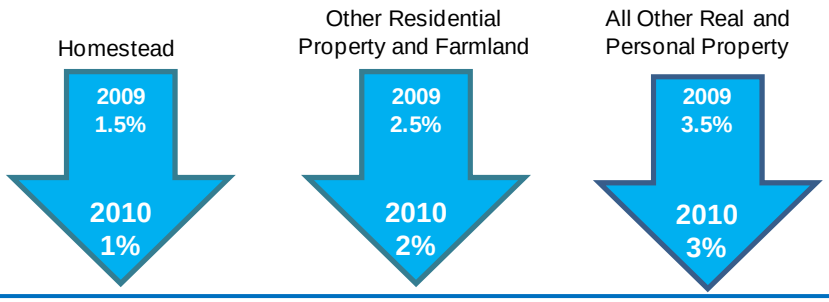
Agricultural business property saw a 3.4% increase in tax payments in 2010 because of the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Lake County in 2010 amounted to 13.4% of the total property tax levy. The statewide average was 7.2%. The much larger percentage loss in the county was due to the particularly high tax rates in some Lake County taxing districts. Since many of these tax rates were higher than $3 per $100 assessed value, a large amount of commercial/industrial property was eligible for tax cap credits. Business property in the 3% tax cap category accounted for 53% of Lake's tax cap credits, compared to 30% statewide. Lake County businesses accounted for fully 38% of all tax cap credits in the 3% category statewide. In total, Lake County accounted for 22% of all credits statewide.

2010 Circuit Breaker Credits by Cap Category
Lake County Total $101,084,193

1%	2%	3%	Elderly
$8,582,858	$38,486,814	$53,897,586	$116,935
8.5%	38.1%	53.3%	0.1%

The cities of East Chicago, Gary, and Hammond and their overlapping townships, school corporations, and special districts saw most of the revenue losses from the tax caps in 2010. The city of Gary lost 20.6% of its total levy, the city of East Chicago lost 34.0%, the city of Whiting lost 13.0%, and the city of Hammond lost 10.7%. The tax rates in these cities' taxing districts are $4.50 and more, which means that property in all tax cap categories qualify for credits. The debt service portions of these tax rates are exempt from the caps, which reduced losses somewhat. Gary's loss was also reduced by relief granted by the Distressed Unit Appeals Board. Also notable are the Gary Community School Corporation's loss of 51.9% of its levy, the East Chicago School Corporation's loss of 34.0%, and Calumet Township's loss of 39.6%. Other Lake County governments lost little. The cities of Crown Point and Hobart lost less than 1% of their levies to the caps, and several towns lost almost nothing. The county government lost 9% of its tax levy to the caps.

The Effects of Recession

In Lake County the recession has had less of an effect on local governments than in many Indiana counties. The unemployment rate rose from 4.9% in December 2007 to 10.5% in July 2009, which was close to the average increase in Indiana.

Lake County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	21,566,759,570	21,777,952,010	1.0%
Other Residential	3,056,310,500	3,112,180,503	1.8%
Ag Business/Land	192,270,100	194,304,880	1.1%
Business Real/Personal	11,056,423,070	11,186,569,771	1.2%
Total	**$35,871,763,240**	**$36,271,007,164**	**1.1%**

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

In Lake County, however, the gross assessed value of business real and personal property still increased 1.2% in 2010. Other assessment categories also increased, and total gross assessed value in Lake County rose 1.1%. This was higher than the state average increase of 0.6%.

Lake County does not have any local income taxes, so the decline in taxable income had no effect on Lake County revenues or on property tax credits funded by local income taxes.

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

Lake County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*967,314,700*	*1,003,872,093*	*695,103,755*	*691,154,324*	*3.8%*	*-30.8%*	*-0.6%*
State Unit	556,998	590,187	0	0	6.0%	-100.0%	
Lake County	229,628,262	233,451,618	118,561,961	125,984,528	1.7%	-49.2%	6.3%
Calumet Township	15,244,166	15,150,036	15,159,188	15,160,187	-0.6%	0.1%	0.0%
Cedar Creek Township	656,027	745,390	729,248	722,508	13.6%	-2.2%	-0.9%
Center Township	622,045	624,936	616,064	615,136	0.5%	-1.4%	-0.2%
Eagle Creek Township	144,865	147,092	146,520	147,058	1.5%	-0.4%	0.4%
Hanover Township	360,714	396,511	385,608	385,187	9.9%	-2.7%	-0.1%
Hobart Township	601,600	600,793	554,958	577,425	-0.1%	-7.6%	4.0%
North Township	4,860,224	4,936,000	4,871,256	4,903,058	1.6%	-1.3%	0.7%
Ross Township	1,067,274	1,092,425	1,091,342	1,090,556	2.4%	-0.1%	-0.1%
St. John Township	724,991	727,480	708,837	705,505	0.3%	-2.6%	-0.5%
West Creek Township	303,627	307,033	303,118	303,486	1.1%	-1.3%	0.1%
Winfield Township	356,339	358,882	350,064	350,120	0.7%	-2.5%	0.0%
Gary Civil City	71,297,160	69,568,211	63,064,081	60,825,617	-2.4%	-9.3%	-3.5%
Hammond Civil City	45,375,439	44,997,868	39,830,971	40,466,915	-0.8%	-11.5%	1.6%
East Chicago Civil City	47,658,022	47,156,653	37,078,926	37,787,621	-1.1%	-21.4%	1.9%
Hobart Civil City	16,250,069	15,632,991	15,446,724	14,765,183	-3.8%	-1.2%	-4.4%
Crown Point Civil City	9,419,747	9,775,189	9,519,880	9,590,680	3.8%	-2.6%	0.7%
Whiting Civil City	6,930,525	6,989,729	6,386,270	6,379,229	0.9%	-8.6%	-0.1%
Lake Station Civil City	5,052,092	4,133,314	4,613,928	4,807,098	-18.2%	11.6%	4.2%
Cedar Lake Civil Town	2,331,322	2,584,470	2,506,210	2,647,591	10.9%	-3.0%	5.6%
Griffith Civil Town	6,073,732	6,168,696	5,860,095	5,966,522	1.6%	-5.0%	1.8%
Highland Civil Town	8,139,140	7,936,034	7,610,699	7,400,810	-2.5%	-4.1%	-2.8%
Munster Civil Town	10,731,625	12,579,848	10,657,098	11,367,239	17.2%	-15.3%	6.7%
Merrillville Civil Town	8,644,286	8,210,115	8,020,569	9,148,574	-5.0%	-2.3%	14.1%
Dyer Civil Town	5,327,650	6,650,935	5,407,419	6,048,266	24.8%	-18.7%	11.9%
Lowell Civil Town	2,763,903	2,753,527	2,714,237	2,813,245	-0.4%	-1.4%	3.6%
New Chicago Civil Town	307,423	307,467	307,355	307,412	0.0%	0.0%	0.0%
St. John Civil Town	5,045,892	4,617,174	4,988,978	4,946,226	-8.5%	8.1%	-0.9%
Schererville Civil Town	9,311,688	9,374,007	9,713,884	9,593,919	0.7%	3.6%	-1.2%
Schneider Civil Town	126,546	126,538	126,530	126,535	0.0%	0.0%	0.0%
Winfield Civil Town	553,710	552,378	854,956	625,158	-0.2%	54.8%	-26.9%
Hanover Community School Corp	9,128,253	9,659,388	6,439,010	5,806,928	5.8%	-33.3%	-9.8%
River Forest Community School Corp	2,833,395	5,387,254	2,805,305	2,991,098	90.1%	-47.9%	6.6%
Merrillville School Corp	51,951,265	50,590,874	34,649,877	30,416,506	-2.6%	-31.5%	-12.2%
Lake Central School Corp	41,151,717	54,335,336	21,125,319	18,902,620	32.0%	-61.1%	-10.5%
Tri Creek School Corp	16,012,626	16,326,315	11,743,243	12,094,048	2.0%	-28.1%	3.0%
Lake Ridge School Corp	7,122,164	8,450,627	5,737,557	5,572,783	18.7%	-32.1%	-2.9%
Crown Point Community School Corp	32,960,217	40,963,930	22,800,251	22,037,056	24.3%	-44.3%	-3.3%
East Chicago City School Corp	32,053,098	37,418,234	24,303,942	21,498,176	16.7%	-35.0%	-11.5%
Lake Station School Corp	3,260,174	3,062,960	2,246,229	1,910,437	-6.0%	-26.7%	-14.9%
Gary Community School Corp	50,275,925	51,708,663	28,527,702	26,982,360	2.8%	-44.8%	-5.4%
Griffith Public School Corp	9,961,479	11,332,812	8,398,518	7,164,805	13.8%	-25.9%	-14.7%
Hammond City School Corp	49,776,448	51,834,514	36,229,753	37,099,987	4.1%	-30.1%	2.4%
Highland Town School Corp	15,158,623	16,094,285	7,271,197	7,884,257	6.2%	-54.8%	8.4%
School City Of Hobart School Corp	13,944,600	14,276,777	9,290,843	8,768,461	2.4%	-34.9%	-5.6%
Munster Community School Corp	23,721,111	25,437,512	13,986,217	15,117,160	7.2%	-45.0%	8.1%
Whiting City School Corp	6,574,291	5,378,988	2,456,148	2,478,185	-18.2%	-54.3%	0.9%
East Chicago Public Library	5,094,820	5,095,271	5,095,594	5,095,282	0.0%	0.0%	0.0%
Gary Public Library	7,137,480	7,057,589	6,619,243	6,590,783	-1.1%	-6.2%	-0.4%
Hammond Public Library	4,874,332	4,880,858	4,757,053	4,827,144	0.1%	-2.5%	1.5%
Lowell Public Library	1,142,667	1,068,546	1,063,294	1,033,750	-6.5%	-0.5%	-2.8%
Whiting Public Library	1,024,870	989,250	1,024,633	1,024,663	-3.5%	3.6%	0.0%
Lake County Public Library	13,601,589	10,482,988	11,861,443	11,792,304	-22.9%	13.1%	-0.6%
Crown Point Community Public Library	1,355,348	1,319,724	1,320,331	1,319,216	-2.6%	0.0%	-0.1%

Lake County Levy Comparison by Taxing Unit - Continued

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
East Chicago Sanitary	13,834,229	13,905,314	11,753,079	9,052,324	0.5%	-15.5%	-23.0%
Gary Sanitary	10,876,780	9,855,202	9,497,343	9,851,857	-9.4%	-3.6%	3.7%
Hammond Sanitary	6,920,342	8,457,675	7,867,078	8,329,947	22.2%	-7.0%	5.9%
Highland Sanitary	284,503	752,770	806,590	1,281,521	164.6%	7.1%	58.9%
Whiting Sanitary	2,931,683	2,893,355	2,794,390	2,887,028	-1.3%	-3.4%	3.3%
Gary Airport	1,738,899	1,669,523	1,657,731	1,642,953	-4.0%	-0.7%	-0.9%
Gary Redevelopment	273,354	272,283	238,115	254,572	-0.4%	-12.5%	6.9%
Hammond Redevelopment	459,671	457,580	457,801	457,884	-0.5%	0.0%	0.0%
Gary Public Transportation	3,907,354	4,079,462	3,889,205	4,013,254	4.4%	-4.7%	3.2%
Highland Water Dist	3,933	0	0	0	-100.0%		
Schererville Waterworks	0	0	0	0			
Winfield Waterworks	31,359	26,665	29,448	28,932	-15.0%	10.4%	-1.8%
St. John Sanitary	398,035	389,188	416,076	397,576	-2.2%	6.9%	-4.4%
Lake Ridge Fire Protection	461,829	462,854	458,853	453,164	0.2%	-0.9%	-1.2%
St. John Water Dist	216,192	215,695	215,579	215,667	-0.2%	-0.1%	0.0%
Town Of Dyer Sanitary Dist	1,001,515	767,203	736,252	815,487	-23.4%	-4.0%	10.8%
Lake County Solid Waste Mgt Dist	4,738,206	4,718,500	4,719,897	4,711,766	-0.4%	0.0%	-0.2%
Gary Storm Water Management	1,157,735	1,096,296	938,852	1,018,288	-5.3%	-14.4%	8.5%
Dyer Water Works	542,057	329,276	315,878	370,750	-39.3%	-4.1%	17.4%
Cedar Lake Town Redevelopment Comm	12,774	0	0	0	-100.0%		
Hammond Redevelopment Comm	0	0	0	0			
Hobart Redevelopment Comm	11,379	17,275	0	0	51.8%	-100.0%	
Dyer Redevelopment Comm	226,375	393,780	0	0	74.0%	-100.0%	
Merrillville Redevelopment Comm	123,648	0	0	0	-100.0%		
Lake County Redevelopment Comm	0	0	0	0			
Schererville Redevelopment Comm	320,995	342,212	0	0	6.6%	-100.0%	
Whiting Redevelopment Comm	0	0	0	0			
Town Of St John Redevelopment Comm	0	0	0	0			
Crown Point Redevelopment Comm	0	0	0	0			
Gary Redevelopment Comm	258,258	373,763	371,912	404,751	44.7%	-0.5%	8.8%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
45001	Calumet Township	3.6978	--	4.1130%	--	--	--	--	--	3.5457
45002	Calumet Township Gary Sanitary	4.1385	--	4.1130%	--	--	--	--	--	3.9683
45003	Gary Corp Calumet Twp Lake Ridge School	6.8587	--	4.1130%	--	--	--	--	--	6.5766
45004	Gary Corp Calumet Twp Gary School	6.3931	--	4.1130%	--	--	--	--	--	6.1302
45005	Lake Station Corp Calumet Twp	4.2542	--	4.1130%	--	--	--	--	--	4.0792
45006	Griffith Corp Calumet Twp	3.4795	--	4.1130%	--	--	--	--	--	3.3364
45007	Cedar Creek Township	2.0554	--	4.1130%	--	--	--	--	--	1.9709
45008	Lowell Corp Cedar Creek Twp	2.7479	--	4.1130%	--	--	--	--	--	2.6349
45012	Eagle Creek Township	1.9973	--	4.1130%	--	--	--	--	--	1.9152
45013	Hanover Township	1.8237	--	4.1130%	--	--	--	--	--	1.7487
45014	Cedar Lake Corp Hanover Twp	2.3157	--	4.1130%	--	--	--	--	--	2.2205
45015	Saint John Corp Hanover Twp	2.3211	--	4.1130%	--	--	--	--	--	2.2256
45016	Hobart Township	2.4349	--	4.1130%	--	--	--	--	--	2.3348
45017	Gary Corp Hobart Twp River Forest School	6.0494	--	4.1130%	--	--	--	--	--	5.8006
45018	Hobart Corp Hobart Twp Hobart City School	3.1034	--	4.1130%	--	--	--	--	--	2.9758
45019	Hobart Corp Hobart Hobart City School Gary Sanitary	3.5441	--	4.1130%	--	--	--	--	--	3.3983
45020	Lake Station Corp Hobart Twp River Forest School	4.3952	--	4.1130%	--	--	--	--	--	4.2144
45021	Lake Station Corp Hobart Twp Lake Station School	3.7995	--	4.1130%	--	--	--	--	--	3.6432
45022	New Chicago Corp (Hobart)	3.3623	--	4.1130%	--	--	--	--	--	3.2240
45023	Hammond Corp (North)	4.5530	--	4.1130%	--	--	--	--	--	4.3657
45024	East Chicago Corp (North)	6.5806	--	4.1130%	--	--	--	--	--	6.3099
45025	Whiting Corp (North)	3.6953	--	4.1130%	--	--	--	--	--	3.5433
45026	Highland Corp (North)	2.3088	--	4.1130%	--	--	--	--	--	2.2138
45027	Munster Corp (North)	2.7526	--	4.1130%	--	--	--	--	--	2.6394
45028	Ross Township	1.8706	--	4.1130%	--	--	--	--	--	1.7937
45029	Crown Point Corp Ross Twp	2.5126	--	4.1130%	--	--	--	--	--	2.4093
45030	Merrillville Corp Ross Twp	2.3612	--	4.1130%	--	--	--	--	--	2.2641
45031	Merrillville Corp Ross Twp Gary Sanitary	2.8019	--	4.1130%	--	--	--	--	--	2.6867
45032	Saint John Township	1.3056	--	4.1130%	--	--	--	--	--	1.2519
45033	Griffith Corp Saint John Twp	2.2219	--	4.1130%	--	--	--	--	--	2.1305
45034	Dyer Corp (Saint John)	2.1179	--	4.1130%	--	--	--	--	--	2.0308
45035	Saint John Corp Saint John Twp	1.8215	--	4.1130%	--	--	--	--	--	1.7466
45036	Schererville Corp (Saint John)	1.7544	--	4.1130%	--	--	--	--	--	1.6822
45037	West Creek Township	1.9805	--	4.1130%	--	--	--	--	--	1.8990
45038	Lowell Corp West Creek Twp	2.7278	--	4.1130%	--	--	--	--	--	2.6156
45039	Schneider Corp (West Creek)	3.4077	--	4.1130%	--	--	--	--	--	3.2675
45041	Center Township	1.7551	--	4.1130%	--	--	--	--	--	1.6829
45042	Crown Point Corp Center Twp	2.3157	--	4.1130%	--	--	--	--	--	2.2205
45043	Cedar Lake Corp Center Twp	2.2494	--	4.1130%	--	--	--	--	--	2.1569
45044	Winfield Township	1.7655	--	4.1130%	--	--	--	--	--	1.6929
45045	Hobart Corp Hobart Twp River Forest School	3.4899	--	4.1130%	--	--	--	--	--	3.3464
45046	Hobart Corp Ross Twp	2.9171	--	4.1130%	--	--	--	--	--	2.7971
45047	Winfield Corp (Winfield)	1.8876	--	4.1130%	--	--	--	--	--	1.8100
45054	Winfield Corp Winfield Water District	1.9714	--	4.1130%	--	--	--	--	--	1.8903
45055	Saint John Twp Saint John Water	1.3710	--	4.1130%	--	--	--	--	--	1.3146
45056	Crown Point - St. John Twp.	1.8824	--	4.1130%	--	--	--	--	--	1.8050
45057	Cedar Lake - West Creek Twp.	2.5365	--	4.1130%	--	--	--	--	--	2.4322
45058	Cedar Lake - Cedar Creek Twp.	2.5566	--	4.1130%	--	--	--	--	--	2.4514
45059	St. John - Center Twp.	2.2831	--	4.1130%	--	--	--	--	--	2.1892

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Lake County 2010 Circuit Breaker Cap Credits by Taxing District

Taxing District Name	Circuit Breaker Credits by Property Type					Abstract Levy	Circuit Breaker as % of Abstract Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*8,477,192*	*35,948,492*	*47,031,160*	*114,405*	*91,571,249*	*691,955,627*	*13.2%*
TIF Total	*105,666*	*2,538,322*	*6,866,427*	*2,530*	*9,512,944*	*61,334,970*	*15.5%*
County Total	*8,582,858*	*38,486,814*	*53,897,586*	*116,935*	*101,084,193*	*753,290,598*	*13.4%*
45001 - Calumet Township	30,912	232,744	0	924	264,580	6,205,159	4.3%
45002 - Calumet Township Gary Sanitary	404	134,842	0	0	135,246	766,635	17.6%
45003 - Gary Corp Calumet Twp Lake Ridge School	41,982	446,477	1,102,678	4,219	1,595,357	6,238,080	25.6%
45004 - Gary Corp Calumet Twp Gary School	3,814,954	20,610,728	21,519,565	31,268	45,976,515	130,798,997	35.2%
45005 - Lake Station Corp Calumet Twp	0	0	14,389	0	14,389	148,169	9.7%
45006 - Griffith Corp Calumet Twp	401,006	534,269	0	7,892	943,167	19,768,828	4.8%
45007 - Cedar Creek Township	0	0	0	163	163	6,093,592	0.0%
45008 - Lowell Corp Cedar Creek Twp	1,794	0	0	2,773	4,566	7,143,381	0.1%
45012 - Eagle Creek Township	0	0	0	10	10	2,607,094	0.0%
45013 - Hanover Township	0	0	0	0	0	2,776,100	0.0%
45014 - Cedar Lake Corp Hanover Twp	0	0	0	901	901	6,044,178	0.0%
45015 - Saint John Corp Hanover Twp	0	0	0	209	209	4,374,081	0.0%
45016 - Hobart Township	0	0	0	139	139	507,479	0.0%
45017 - Gary Corp Hobart Twp River Forest School	2,734	19,644	36,262	0	58,640	274,344	21.4%
45018 - Hobart Corp Hobart Twp Hobart City School	58,929	171,645	0	6,742	237,316	21,269,242	1.1%
45019 - Hobart Corp Hobart Hobart City School Gary Sanitary	0	2,029	0	0	2,029	199,277	1.0%
45020 - Lake Station Corp Hobart Twp River Forest School	33,570	300,852	4,858	3,088	342,368	2,815,494	12.2%
45021 - Lake Station Corp Hobart Twp Lake Station School	85,309	430,673	0	2,555	518,537	6,634,456	7.8%
45022 - New Chicago Corp (Hobart)	832	38,941	0	109	39,882	1,112,539	3.6%
45023 - Hammond Corp (North)	1,878,704	6,625,421	2,533,508	18,083	11,055,716	103,405,169	10.7%
45024 - East Chicago Corp (North)	1,488,419	5,820,912	20,567,764	6,559	27,883,654	83,347,013	33.5%
45025 - Whiting Corp (North)	268,328	523,954	1,252,135	422	2,044,839	15,748,763	13.0%
45026 - Highland Corp (North)	10,361	0	0	6,695	17,056	25,366,266	0.1%
45027 - Munster Corp (North)	315,620	0	0	4,685	320,305	41,925,643	0.8%
45028 - Ross Township	0	0	0	0	0	420,917	0.0%
45029 - Crown Point Corp Ross Twp	7,485	0	0	1,273	8,759	7,272,008	0.1%
45030 - Merrillville Corp Ross Twp	669	0	0	4,888	5,557	41,276,348	0.0%
45031 - Merrillville Corp Ross Twp Gary Sanitary	0	0	0	316	316	2,026,256	0.0%
45032 - Saint John Township	0	0	0	463	463	5,222,286	0.0%
45033 - Griffith Corp Saint John Twp	0	0	0	0	0	635,645	0.0%
45034 - Dyer Corp (Saint John)	0	0	0	758	758	17,220,644	0.0%
45035 - Saint John Corp Saint John Twp	0	0	0	1,454	1,454	13,588,165	0.0%
45036 - Schererville Corp (Saint John)	0	0	0	2,764	2,764	31,917,578	0.0%
45037 - West Creek Township	170	0	0	29	199	4,803,937	0.0%
45038 - Lowell Corp West Creek Twp	1,087	0	0	690	1,777	2,738,091	0.1%
45039 - Schneider Corp (West Creek)	97	14,078	0	0	14,175	295,925	4.8%
45041 - Center Township	0	0	0	678	678	6,922,696	0.0%
45042 - Crown Point Corp Center Twp	17,080	0	0	1,884	18,964	27,129,535	0.1%
45043 - Cedar Lake Corp Center Twp	0	0	0	870	870	4,238,030	0.0%
45044 - Winfield Township	0	0	0	249	249	4,098,229	0.0%
45045 - Hobart Corp Hobart Twp River Forest School	9,071	8,877	0	54	18,002	2,036,710	0.9%
45046 - Hobart Corp Ross Twp	7,628	32,406	0	397	40,431	18,772,804	0.2%
45047 - Winfield Corp (Winfield)	0	0	0	204	204	4,854,756	0.0%
45054 - Winfield Corp Winfield Water District	0	0	0	0	0	680,627	0.0%
45055 - Saint John Twp Saint John Water	46	0	0	0	46	37,623	0.1%
45056 - Crown Point - St. John Twp.	0	0	0	0	0	123,068	0.0%
45057 - Cedar Lake - West Creek Twp.	0	0	0	0	0	25,520	0.0%
45058 - Cedar Lake - Cedar Creek Twp.	0	0	0	0	0	7,912	0.0%
45059 - St. John - Center Twp.	0	0	0	0	0	40,338	0.0%
TIF - Calumet- Gary 003	23,162	402,723	187,769	1,452	615,105	1,929,085	31.9%
TIF - Gary-Calumet 004	81,374	2,055,778	3,739,327	980	5,877,459	17,151,824	34.3%
TIF - Griffith 006	0	0	0	0	0	324,922	0.0%
TIF - Cedar Lake-Hanover 014	0	0	0	0	0	209,946	0.0%
TIF - St. John-Hanover 015	0	0	0	0	0	37,893	0.0%
TIF - Hobart Corp 018	22	9,981	0	0	10,002	707,211	1.4%
TIF - Hammond 023	0	66,599	635,568	0	702,167	12,780,141	5.5%
TIF - East Chicago 024	0	0	2,264,032	0	2,264,032	7,689,000	29.4%
TIF - Whiting 025	999	2,845	39,731	0	43,574	4,301,529	1.0%
TIF - Highland 026	0	0	0	0	0	40,873	0.0%
TIF - Munster 027	0	0	0	0	0	3,856,977	0.0%
TIF - Crown-Point Ross 029	0	0	0	0	0	0	
TIF - Merrillville 030	109	0	0	0	109	3,761,028	0.0%
TIF - Dyer 034	0	0	0	7	7	3,863,925	0.0%
TIF - St. John Corp 035	0	0	0	0	0	658,944	0.0%
TIF - Schererville 036	0	0	0	92	92	3,237,148	0.0%
TIF - Crown Point-Center 042	0	0	0	0	0	230,202	0.0%
TIF - Cedar Lake-Center 043	0	0	0	0	0	109,983	0.0%
TIF - Hobart-Ross 046	0	397	0	0	397	444,340	0.1%

Lake County 2010 Circuit Breaker Cap Credits by Taxing Unit

Taxing Unit Name	Circuit Breaker Credits	Certified Levy	Circuit Breaker as % of Certified Levy
Non-TIF Total	*91,571,249*	*691,154,324*	*13.2%*
TIF Total	*9,512,944*	*61,334,970*	*15.5%*
County Total	*101,084,193*	*752,489,294*	*13.4%*
Lake County	11,298,922	125,984,528	9.0%
Calumet Township	6,010,898	15,160,187	39.6%
Cedar Creek Township	153	722,508	0.0%
Center Township	161	615,136	0.0%
Eagle Creek Township	1	147,058	0.0%
Hanover Township	19	385,187	0.0%
Hobart Township	17,811	577,425	3.1%
North Township	547,757	4,903,058	11.2%
Ross Township	777	1,090,556	0.1%
St. John Township	62	705,505	0.0%
West Creek Township	317	303,486	0.1%
Winfield Township	19	350,120	0.0%
Gary Civil City	12,520,644	60,825,617	20.6%
Hammond Civil City	4,313,502	40,466,915	10.7%
East Chicago Civil City	12,843,108	37,787,621	34.0%
Hobart Civil City	101,709	14,765,183	0.7%
Crown Point Civil City	7,639	9,590,680	0.1%
Whiting Civil City	828,881	6,379,229	13.0%
Lake Station Civil City	427,689	4,807,098	8.9%
Cedar Lake Civil Town	456	2,647,591	0.0%
Griffith Civil Town	269,383	5,966,522	4.5%
Highland Civil Town	4,987	7,400,810	0.1%
Munster Civil Town	86,703	11,367,239	0.8%
Merrillville Civil Town	1,240	9,148,574	0.0%
Dyer Civil Town	266	6,048,266	0.0%
Lowell Civil Town	1,803	2,813,245	0.1%
New Chicago Civil Town	11,045	307,412	3.6%
St. John Civil Town	469	4,946,226	0.0%
Schererville Civil Town	829	9,593,919	0.0%
Schneider Civil Town	6,070	126,535	4.8%
Winfield Civil Town	23	625,158	0.0%
Hanover Community School Corp	463	5,806,928	0.0%
River Forest Community School Corp	175,603	2,991,098	5.9%
Merrillville School Corp	21,716	30,416,506	0.1%
Lake Central School Corp	1,544	18,902,620	0.0%
Tri Creek School Corp	7,742	12,094,048	0.1%
Lake Ridge School Corp	854,215	5,572,783	15.3%
Crown Point Community School Corp	8,909	22,037,056	0.0%
East Chicago City School Corp	7,306,716	21,498,176	34.0%
Lake Station School Corp	147,899	1,910,437	7.7%
Gary Community School Corp	13,999,762	26,982,360	51.9%
Griffith Public School Corp	339,670	7,164,805	4.7%
Hammond City School Corp	3,954,610	37,099,987	10.7%
Highland Town School Corp	5,313	7,884,257	0.1%
School City Of Hobart School Corp	97,590	8,768,461	1.1%
Munster Community School Corp	115,306	15,117,160	0.8%
Whiting City School Corp	322,001	2,478,185	13.0%

Lake County 2010 Circuit Breaker Cap Credits by Taxing Unit - Continued

Taxing Unit Name	Circuit Breaker Credits	Abstract Levy	Circuit Breaker as % of Abstract Levy
East Chicago Public Library	1,731,765	5,095,282	34.0%
Gary Public Library	3,535,962	6,590,783	53.7%
Hammond Public Library	514,541	4,827,144	10.7%
Lowell Public Library	662	1,033,750	0.1%
Whiting Public Library	133,139	1,024,663	13.0%
Lake County Public Library	122,952	11,792,304	1.0%
Crown Point Community Public Library	533	1,319,216	0.0%
East Chicago Sanitary	3,076,668	9,052,324	34.0%
Gary Sanitary	1,124,809	9,851,857	11.4%
Hammond Sanitary	557,266	8,329,947	6.7%
Highland Sanitary	864	1,281,521	0.1%
Whiting Sanitary	375,124	2,887,028	13.0%
Gary Airport	874,655	1,642,953	53.2%
Gary Redevelopment	135,526	254,572	53.2%
Hammond Redevelopment	48,807	457,884	10.7%
Gary Public Transportation	1,804,924	4,013,254	45.0%
Highland Water Dist	0	0	
Winfield Waterworks	0	28,932	0.0%
St. John Sanitary	39	397,576	0.0%
Lake Ridge Fire Protection	25,328	453,164	5.6%
St. John Water Dist	21	215,667	0.0%
Town Of Dyer Sanitary Dist	36	815,487	0.0%
Lake County Solid Waste Mgt Dist	435,854	4,711,766	9.3%
Gary Storm Water Management	215,746	1,018,288	21.2%
Dyer Water Works	16	370,750	0.0%
Cedar Lake Town Redevelopment Comm	0	0	
Hammond Redevelopment Comm	0	0	
Hobart Redevelopment Comm	0	0	
Dyer Redevelopment Comm	0	0	
Merrillville Redevelopment Comm	0	0	
Lake County Redevelopment Comm	0	0	
Schererville Redevelopment Comm	0	0	
Whiting Redevelopment Comm	0	0	
Town Of St John Redevelopment Comm	0	0	
Crown Point Redevelopment Comm	0	0	
Gary Redevelopment Comm	193,609	404,751	47.8%
TIF - Calumet- Gary 003	615,105	1,929,085	31.9%
TIF - Gary-Calumet 004	5,877,459	17,151,824	34.3%
TIF - Griffith 006	0	324,922	0.0%
TIF - Cedar Lake-Hanover 014	0	209,946	0.0%
TIF - St. John-Hanover 015	0	37,893	0.0%
TIF - Hobart Corp 018	10,002	707,211	1.4%
TIF - Hammond 023	702,167	12,780,141	5.5%
TIF - East Chicago 024	2,264,032	7,689,000	29.4%
TIF - Whiting 025	43,574	4,301,529	1.0%
TIF - Highland 026	0	40,873	0.0%
TIF - Munster 027	0	3,856,977	0.0%
TIF - Crown-Point Ross 029	0	0	
TIF - Merrillville 030	109	3,761,028	0.0%
TIF - Dyer 034	7	3,863,925	0.0%
TIF - St. John Corp 035	0	658,944	0.0%
TIF - Schererville 036	92	3,237,148	0.0%
TIF - Crown Point-Center 042	0	230,202	0.0%
TIF - Cedar Lake-Center 043	0	109,983	0.0%
TIF - Hobart-Ross 046	397	444,340	0.1%

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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

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2010 Property Tax Report
Lawrence County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

The average homeowner saw a 10.7% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 30.3% lower than they were in 2007, before the property tax reforms.

94.3% of homeowners saw lower tax bills in 2010 than in 2007.

70% of homeowners saw tax decreases of between 1% and 19% from 2009 to 2010.

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

Comparable Homestead Property Tax Changes in Lawrence County

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	1,250	10.7%	475	4.1%
No Change	793	6.8%	195	1.7%
Lower Tax Bill	9,685	82.6%	11,058	94.3%
Average Change in Tax Bill	**-10.7%**		**-30.3%**	
Detailed Change in Tax Bill				
20% or More	244	2.1%	271	2.3%
10% to 19%	89	0.8%	81	0.7%
1% to 9%	917	7.8%	123	1.0%
0%	793	6.8%	195	1.7%
-1% to -9%	5,760	49.1%	291	2.5%
-10% to -19%	2,447	20.9%	1,131	9.6%
-20% to -29%	806	6.9%	3,058	26.1%
-30% to -39%	319	2.7%	2,596	22.1%
-40% to -49%	79	0.7%	1,628	13.9%
-50% to -59%	61	0.5%	618	5.3%
-60% to -69%	30	0.3%	356	3.0%
-70% to -79%	29	0.2%	281	2.4%
-80% to -89%	21	0.2%	255	2.2%
-90% to -99%	17	0.1%	180	1.5%
-100%	116	1.0%	664	5.7%
Total	**11,728**	**100.0%**	**11,728**	**100.0%**

Note: Percentages may not total due to rounding.

Lawrence County Overview

The much larger-than-average decline in homeowner tax bills was due to the adoption of a local option income tax to fund a local property tax credit. Property tax levies increased 3.8% in Lawrence County in 2010, similar to the state average increase of 2.4%. The largest levy increase was in the North Lawrence School Corporation's debt service fund. This increase was partly offset by a decrease in the Mitchell School Corporation's debt service fund. Lawrence County homeowners benefitted about the same from the one percent property tax cap as did homeowners in the average county.

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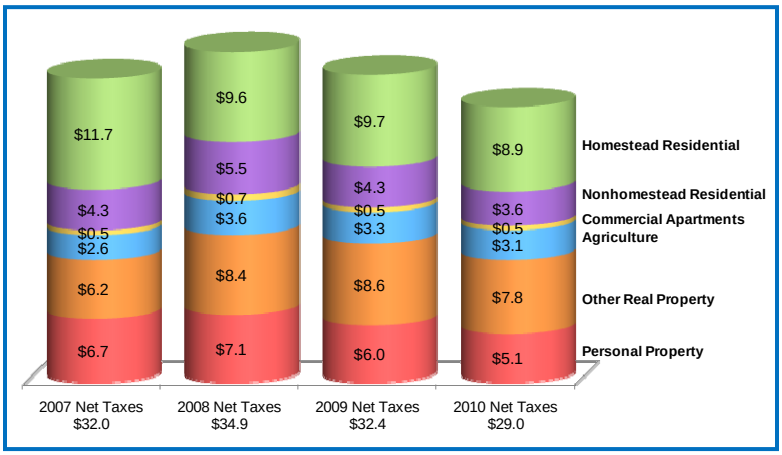
Comparison of Net Property Tax by Property Type
(In Millions)



Net tax bills for all taxpayers decreased 11.0% in Lawrence County from 2009 to 2010. This was much lower than the statewide reduction of 1.4%. In 2010 apartment owners saw an 11.4% decrease in tax bills. This large decrease was due to both the new LOIT-funded credit and to the tightening of the tax caps from 2.5% to 2% for rental housing. These factors also affected nonhomestead residential property (mostly small rental residences), which saw a 16.6% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 10.1% and 15.6% decrease, respectively, in tax bills in 2010. These tax bill changes were also due to both the new LOIT-funded credit and to the tightening of the tax caps from 3.5% to 3%.

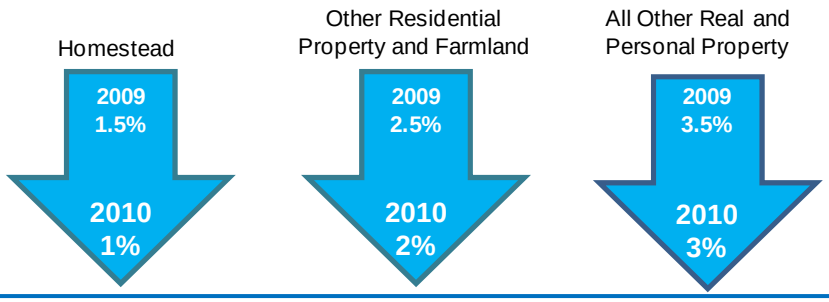
Despite the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre, agricultural business property saw a 5.8% decrease in tax payments in 2010 because of the new LOIT-funded credit.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Lawrence County in 2010 amounted to 7.8% of the total property tax levy. The statewide average was 6.3%. The larger percentage loss in the county was partly due to the higher-than-average tax rates in Lawrence County. Commercial and industrial properties in the 3% tax cap category only qualified for credits in the two taxing districts where tax rates exceeded $3.

Lawrence County, Bedford City, and the North Lawrence Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, the cities of Bedford and Mitchell lost the most, at 14% and 13%, respectively. Losses were greatest for units that overlapped the cities of Bedford and Mitchell, because these tax districts had the highest tax rates.

2010 Circuit Breaker Credits by Cap Category
Lawrence County Total $2,810,294

1%	2%	3%	Elderly
$502,595	$1,663,839	$633,625	$10,236
17.9%	59.2%	22.6%	0.4%

The Effects of Recession

In Lawrence County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 6.1% in December 2007 to 12.3% in July 2009. Job losses and income declines contributed to a 0.2% decrease in local income tax revenue, after adjusting for rate changes. Because part of this revenue is used for property tax levy relief, property tax levies were nudged up by the income loss.

Lawrence County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,282,231,300	1,314,206,550	2.5%
Other Residential	155,508,100	161,063,600	3.6%
Ag Business/Land	143,269,700	149,964,100	4.7%
Business Real/Personal	654,328,060	651,531,780	-0.4%
Total	**$2,235,337,160**	**$2,276,766,030**	**1.9%**

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

In Lawrence County, the gross assessed value of business real and personal property fell 0.4% in 2010. Other assessment categories increased, and total gross assessed value in Lawrence County rose 1.9%. This was higher than the state average increase of 0.6%.

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

Lawrence County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*41,986,026*	*49,006,526*	*33,583,406*	*34,869,652*	*16.7%*	*-31.5%*	*3.8%*
State Unit	33,619	35,398	0	0	5.3%	-100.0%	
Lawrence County	8,268,878	9,078,239	6,674,483	6,629,798	9.8%	-26.5%	-0.7%
Bono Township	13,293	14,913	16,131	16,658	12.2%	8.2%	3.3%
Guthrie Township	23,911	24,199	25,724	26,891	1.2%	6.3%	4.5%
Indian Creek Township	23,314	25,208	26,190	27,154	8.1%	3.9%	3.7%
Marion Township	161,134	163,119	167,000	165,533	1.2%	2.4%	-0.9%
Marshall Township	62,403	66,879	60,652	63,671	7.2%	-9.3%	5.0%
Perry Township	25,935	29,670	28,814	29,807	14.4%	-2.9%	3.4%
Pleasant Run Township	25,233	27,834	28,098	43,963	10.3%	0.9%	56.5%
Shawswick Township	228,728	247,381	249,911	259,141	8.2%	1.0%	3.7%
Spice Valley Township	27,578	31,040	32,009	32,989	12.6%	3.1%	3.1%
Bedford Civil City	6,666,346	7,049,052	6,857,942	7,157,678	5.7%	-2.7%	4.4%
Mitchell Civil City	893,067	1,072,681	1,059,094	1,119,771	20.1%	-1.3%	5.7%
Oolitic Civil Town	104,414	110,555	113,064	115,992	5.9%	2.3%	2.6%
North Lawrence Community School Corp	16,509,370	21,294,497	10,314,696	11,927,779	29.0%	-51.6%	15.6%
Mitchell Community School Corp	6,533,243	7,147,613	5,318,610	4,532,648	9.4%	-25.6%	-14.8%
Bedford Public Library	914,947	1,211,350	1,205,742	1,276,185	32.4%	-0.5%	5.8%
Mitchell Community Public Library	370,991	382,790	404,193	406,297	3.2%	5.6%	0.5%
Lawrence County Solid Waste Mgt Dist	1,099,622	994,108	1,001,053	1,037,697	-9.6%	0.7%	3.7%
Lawrence County Redevelopment Comm	0	0	0	0			

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
47001	Bono Township	2.2522	10.3884%	4.8754%	--	--	--	--	--	1.9084
47002	Guthrie Township	2.1179	10.3884%	4.8754%	--	--	--	--	--	1.7946
47003	Indian Creek Township	2.0886	10.3884%	4.8754%	--	--	--	--	--	1.7698
47004	Marion Township	2.2527	10.3884%	4.8754%	--	--	--	--	--	1.9089
47005	Mitchell City	3.5351	10.3884%	4.8754%	--	--	--	--	--	2.9955
47006	Marshall Township	2.0909	10.3884%	4.8754%	--	--	--	--	--	1.7717
47007	Perry Township	2.0930	10.3884%	4.8754%	--	--	--	--	--	1.7735
47008	Pleasant Run Township	2.1308	10.3884%	4.8754%	--	--	--	--	--	1.8056
47009	Shawswick Township	2.1330	10.3884%	4.8754%	--	--	--	--	--	1.8074
47010	Bedford City	3.6434	10.3884%	4.8754%	--	--	--	--	--	3.0873
47011	Oolitic Town	2.6994	10.3884%	4.8754%	--	--	--	--	--	2.2874
47012	Spice Valley Township-North	2.1020	10.3884%	4.8754%	--	--	--	--	--	1.7812
47013	Spice Valley Township-South	2.2388	10.3884%	4.8754%	--	--	--	--	--	1.8971

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Lawrence County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*502,595*	*1,663,714*	*564,140*	*10,236*	*2,740,685*	*34,869,652*	*7.9%*
TIF Total	*0*	*125*	*69,485*	*0*	*69,609*	*1,059,468*	*6.6%*
County Total	*502,595*	*1,663,839*	*633,625*	*10,236*	*2,810,294*	*35,929,120*	*7.8%*
Lawrence County	74,666	246,208	82,695	1,919	405,488	6,629,798	6.1%
Bono Township	0	62	0	0	62	16,658	0.4%
Guthrie Township	3	0	0	9	12	26,891	0.0%
Indian Creek Township	0	0	0	1	1	27,154	0.0%
Marion Township	402	2,662	553	23	3,641	165,533	2.2%
Marshall Township	114	0	0	19	133	63,671	0.2%
Perry Township	17	0	0	13	30	29,807	0.1%
Pleasant Run Township	0	0	0	50	50	43,963	0.1%
Shawswick Township	3,509	10,345	3,756	53	17,663	259,141	6.8%
Spice Valley Township	12	23	0	19	55	32,989	0.2%
Bedford Civil City	198,708	583,190	216,429	2,231	1,000,558	7,157,678	14.0%
Mitchell Civil City	12,180	108,178	24,367	326	145,051	1,119,771	13.0%
Oolitic Civil Town	380	5,207	0	44	5,631	115,992	4.9%
North Lawrence Community School Corp	166,354	484,870	176,033	3,679	830,936	11,927,779	7.0%
Mitchell Community School Corp	15,385	121,650	26,183	1,060	164,278	4,532,648	3.6%
Bedford Public Library	17,799	51,878	18,834	394	88,904	1,276,185	7.0%
Mitchell Community Public Library	1,379	10,904	2,347	95	14,726	406,297	3.6%
Lawrence County Solid Waste Mgt Dist	11,687	38,537	12,943	300	63,467	1,037,697	6.1%
Lawrence County Redevelopment Comm	0	0	0	0	0	0	
TIF - Marion Township	0	0	0	0	0	8	0.0%
TIF - Mitchell City	0	0	7,037	0	7,037	141,166	5.0%
TIF - Marshall Township	0	0	0	0	0	82,879	0.0%
TIF - Bedford City	0	125	62,447	0	62,572	835,415	7.5%

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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Madison County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

The average homeowner saw a 7.7% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 26.9% lower than they were in 2007, before the property tax reforms.

91.4% of homeowners saw lower tax bills in 2010 than in 2007.

61.0% of homeowners saw tax changes of between a 9% increase and a 9% decrease from 2009 to 2010.

The largest percentage of homeowners have seen between a 10% and 39% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in Madison County

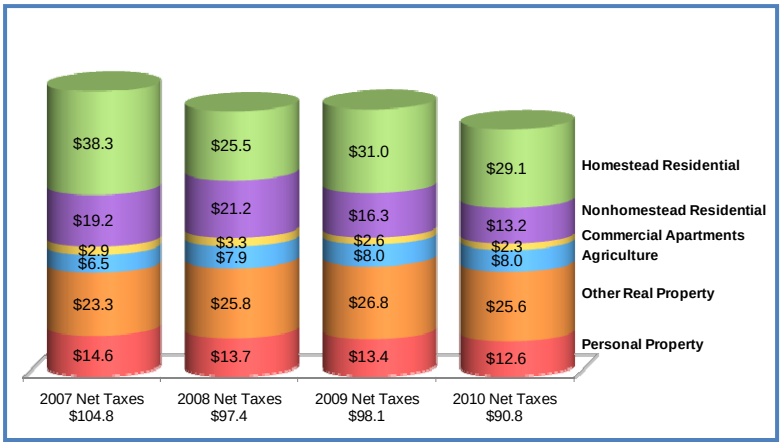
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	14,482	43.1%	2,566	7.6%
No Change	1,512	4.5%	319	1.0%
Lower Tax Bill	17,574	52.4%	30,683	91.4%
Average Change in Tax Bill	**-7.7%**		**-26.9%**	
Detailed Change in Tax Bill				
20% or More	1,650	4.9%	805	2.4%
10% to 19%	2,279	6.8%	561	1.7%
1% to 9%	10,553	31.4%	1,200	3.6%
0%	1,512	4.5%	319	1.0%
-1% to -9%	8,430	25.1%	3,103	9.2%
-10% to -19%	4,013	12.0%	6,359	18.9%
-20% to -29%	2,246	6.7%	6,238	18.6%
-30% to -39%	1,711	5.1%	5,435	16.2%
-40% to -49%	328	1.0%	3,609	10.8%
-50% to -59%	170	0.5%	1,792	5.3%
-60% to -69%	100	0.3%	928	2.8%
-70% to -79%	88	0.3%	676	2.0%
-80% to -89%	86	0.3%	514	1.5%
-90% to -99%	82	0.2%	611	1.8%
-100%	320	1.0%	1,418	4.2%
Total	**33,568**	**100.0%**	**33,568**	**100.0%**

Note: Percentages may not total due to rounding.

Madison County Overview

The larger-than-average decline in homeowner tax bills was due mainly to an increase in local property tax credits, funded by an increase in local income taxes. Property tax levies increased 2.0% in Madison County in 2010, similar to the state average increase of 2.4%. The largest levy increases were for the county general fund, the Frankton-Lapel School Corporation bus replacement fund, South Madison School Corporation debt service fund, and the Anderson Community School Corporation debt service fund. Madison County homeowners benefitted more from the one percent property tax cap than did homeowners in the average county, primarily because Madison County tax rates tend to be higher than the state average.

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



Net tax bills for all taxpayers decreased 7.6% in Madison County from 2009 to 2010. This was larger than the statewide reduction of 1.4%. In 2010 apartment owners saw a 14.0% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 19.0% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 4.6% and 6.1% decrease, respectively, in tax bills in 2010. This was mainly because of the tightening of the tax caps from 3.5%

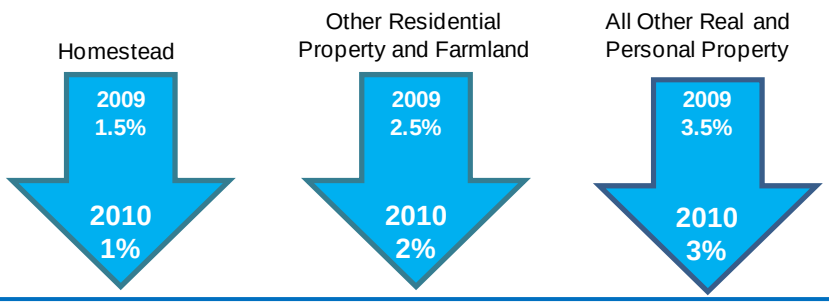
to 3% for commercial and industrial property. Despite the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre, agricultural business property saw no overall change in tax payments in 2010, mainly because of the tightening of the tax caps from 2.5% to 2% for farmland.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Madison County in 2010 amounted to 22.9% of the total property tax levy. The statewide average was 6.3%. The larger percentage loss in the county was mainly due to Madison County having much higher-than-average tax rates. Tax rates in 35 of 40 total taxing districts exceeded $2, so a large amount of housing in the 2% cap category was eligible for credits. The districts with $2-plus tax rates included 12 of 16 rural taxing districts, indicating that a large amount of farmland also qualified for tax cap credits. A large number of commercial and industrial properties in the 3% tax cap category qualified for credits because the tax rates in 21 taxing districts exceeded $3. Also, a significant share of homesteads qualified for credits in the 1% category due to the high tax rates.

2010 Circuit Breaker Credits by Cap Category
Madison County Total $29,026,487

1%	2%	3%	Elderly
$2,782,731	$7,263,302	$18,957,725	$22,728
9.6%	25.0%	65.3%	0.1%

Madison County, Anderson City, and the Anderson Community School Corporation saw the largest of the revenue losses from the tax caps in 2010. As a percentage of their total levies, Anderson City and Anderson Township lost the most, at over 30% each. Losses were greatest for units that overlapped Anderson City because its tax districts had the highest tax rates. In addition, Madison County TIF districts lost over 43% of TIF proceeds to the circuit breaker caps.

The Effects of Recession

In Madison County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 6.0% in December 2007 to 10.9% in July 2009. Job losses and income declines contributed to a 2.4% decrease (after adjusting for rate changes) in local income tax revenue. Because part of this revenue is used for property tax relief, less money was available for existing credits.

Madison County Gross Assessed Value by Property Type

Property Type	2009	2010	Change
Homesteads	3,810,409,000	3,817,859,200	0.2%
Other Residential	597,503,500	600,905,800	0.6%
Ag Business/Land	362,816,200	377,527,500	4.1%
Business Real/Personal	1,856,435,510	2,012,172,206	8.4%
Total	**$6,627,164,210**	**$6,808,464,706**	**2.7%**

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

In Madison County, the gross assessed value of business real and personal property rose 8.4% in 2010. Other assessment categories also increased, and total gross assessed value in Madison County rose 2.7%. This was higher than the state average increase of 0.6%.

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

Madison County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*139,110,659*	*148,007,485*	*112,635,830*	*114,850,975*	*6.4%*	*-23.9%*	*2.0%*
State Unit	97,975	100,892	0	0	3.0%	-100.0%	
Madison County	27,898,327	28,363,200	19,700,685	20,394,649	1.7%	-30.5%	3.5%
Adams Township	147,179	134,659	165,928	170,157	-8.5%	23.2%	2.5%
Anderson Township	364,390	388,508	403,987	418,642	6.6%	4.0%	3.6%
Boone Township	32,196	29,970	30,601	30,093	-6.9%	2.1%	-1.7%
Duck Creek Township	33,230	33,098	32,513	71,972	-0.4%	-1.8%	121.4%
Fall Creek Township	271,369	310,488	432,002	334,001	14.4%	39.1%	-22.7%
Green Township	91,808	87,285	100,897	104,054	-4.9%	15.6%	3.1%
Jackson Township	27,213	28,199	30,226	31,345	3.6%	7.2%	3.7%
Lafayette Township	131,247	100,798	85,671	90,260	-23.2%	-15.0%	5.4%
Monroe Township	172,151	173,424	173,385	179,748	0.7%	0.0%	3.7%
Pipe Creek Township	219,685	218,695	223,942	231,975	-0.5%	2.4%	3.6%
Richland Township	181,844	187,472	190,876	195,625	3.1%	1.8%	2.5%
Stony Creek Township	78,327	80,038	78,208	80,259	2.2%	-2.3%	2.6%
Union Township	322,228	322,265	328,454	134,987	0.0%	1.9%	-58.9%
Van Buren Township	116,979	94,660	99,306	165,057	-19.1%	4.9%	66.2%
Anderson Civil City	24,346,601	24,792,587	26,213,399	25,899,021	1.8%	5.7%	-1.2%
Elwood Civil City	3,850,176	3,697,950	3,439,830	3,178,138	-4.0%	-7.0%	-7.6%
Alexandria Civil City	2,135,577	2,212,553	2,004,250	2,141,852	3.6%	-9.4%	6.9%
Chesterfield Civil Town	452,820	452,172	492,964	502,888	-0.1%	9.0%	2.0%
Country Club Heights Civil Town	23,144	24,213	27,875	28,934	4.6%	15.1%	3.8%
Edgewood Civil Town	210,788	217,009	210,757	229,476	3.0%	-2.9%	8.9%
Frankton Civil Town	141,525	134,931	156,229	161,580	-4.7%	15.8%	3.4%
Ingalls Civil Town	214,621	215,893	274,390	297,236	0.6%	27.1%	8.3%
Lapel Civil Town	224,664	226,458	244,993	255,912	0.8%	8.2%	4.5%
Markleville Civil Town	57,534	56,807	62,046	64,473	-1.3%	9.2%	3.9%
Orestes Civil Town	78,569	82,250	85,008	79,113	4.7%	3.4%	-6.9%
Pendleton Civil Town	1,291,204	1,466,780	1,650,572	1,585,600	13.6%	12.5%	-3.9%
River Forest Civil Town	5,460	5,739	3,896	4,449	5.1%	-32.1%	14.2%
Summitville Civil Town	174,848	177,212	188,557	195,836	1.4%	6.4%	3.9%
Woodlawn Heights Civil Town	7,067	7,327	6,616	7,470	3.7%	-9.7%	12.9%
Madison-Grant United School Corp	1,880,410	1,961,665	1,156,591	1,216,380	4.3%	-41.0%	5.2%
Frankton-Lapel Community School Corp	9,247,632	9,151,407	6,585,638	7,106,976	-1.0%	-28.0%	7.9%
South Madison Community School Corp	14,523,054	16,304,690	11,063,547	11,779,097	12.3%	-32.1%	6.5%
Alexandria Community School Corp	4,166,347	4,070,231	1,818,176	1,516,012	-2.3%	-55.3%	-16.6%
Anderson Community School Corp	34,722,046	40,089,738	25,601,986	26,737,110	15.5%	-36.1%	4.4%
Elwood Community School Corp	5,598,617	6,229,893	3,481,423	3,173,540	11.3%	-44.1%	-8.8%
Alexandria-Monroe Public Library	395,067	412,104	428,484	444,655	4.3%	4.0%	3.8%
Anderson-Anderson, Stoney Creek Union Twp Lib	3,400,614	3,422,189	3,621,286	3,759,809	0.6%	5.8%	3.8%
Pendleton Community Public Library	670,597	799,235	616,174	677,158	19.2%	-22.9%	9.9%
North Madison County Library System	805,475	834,352	855,356	896,011	3.6%	2.5%	4.8%
Independence Fire	18,876	19,327	17,666	19,951	2.4%	-8.6%	12.9%
East Central Indiana Solid Waste Mgt Dist	235,801	243,822	251,440	259,474	3.4%	3.1%	3.2%
City Of Anderson Redevelopment	0	0	0	0			
Pendleton Town Redevelopment Comm	45,377	45,300	0	0	-0.2%	-100.0%	

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
48001	Adams Township	2.3860	3.9135%	3.4814%	--	17.2485%	--	--	--	1.7980
48002	Markleville Town	2.7680	3.9135%	3.4814%	--	17.3765%	--	--	--	2.0823
48003	Anderson City - Anderson Twp	5.0153	3.9135%	3.4814%	--	19.2129%	--	--	--	3.6808
48004	Country Club Heights	3.2361	3.9135%	3.4814%	--	18.2108%	--	--	--	2.4075
48005	Edgewood Town	3.3631	3.9135%	3.4814%	--	18.1395%	--	--	--	2.5044
48006	River Forest Town	3.1569	3.9135%	3.4814%	--	18.1161%	--	--	--	2.3515
48007	Woodlawn Heights Town	3.4508	3.9135%	3.4814%	--	18.0592%	--	--	--	2.5724
48008	Boone Township	1.7631	3.9135%	3.4814%	--	16.9010%	--	--	--	1.3347
48009	Duck Creek Township - Madison	1.8683	3.9135%	3.4814%	--	16.7747%	--	--	--	1.4167
48010	Duck Crek Twp - Elwood Schl	2.4172	3.9135%	3.4814%	--	20.4924%	--	--	--	1.7431
48011	Elwood City - Duck Creek Twp	4.1368	3.9135%	3.4814%	--	20.8262%	--	--	--	2.9693
48012	Fall Creek Township	2.6817	3.9135%	3.4814%	--	17.1650%	--	--	--	2.0231
48013	Pendleton Town	3.1378	3.9135%	3.4814%	--	18.0497%	--	--	--	2.3394
48014	Green Township	2.4227	3.9135%	3.4814%	--	17.3012%	--	--	--	1.8244
48015	Ingalls Town	3.2174	3.9135%	3.4814%	--	16.7033%	--	--	--	2.4421
48016	Jackson Township	2.3934	3.9135%	3.4814%	--	16.4675%	--	--	--	1.8223
48017	Lafayette Twp-W Central Sch	2.5781	3.9135%	3.4814%	--	16.6059%	--	--	--	1.9593
48018	Lafayette Twp - Anderson Sch	2.6978	3.9135%	3.4814%	--	18.5103%	--	--	--	1.9989
48019	Anderson City-Lafayette Twp	5.0113	3.9135%	3.4814%	--	19.5713%	--	--	--	3.6599
48020	Frankton Town - Lafayette Twp	3.2273	3.9135%	3.4814%	--	16.9155%	--	--	--	2.4427
48021	Monroe Township	1.4244	3.9135%	3.4814%	--	17.6273%	--	--	--	1.0680
48022	Alexandria City	3.3766	3.9135%	3.4814%	--	18.8208%	--	--	--	2.4914
48024	Orestes Town	1.5992	3.9135%	3.4814%	--	17.3245%	--	--	--	1.2039
48025	Pipe Creek Twp-W Cent Schl	2.6461	3.9135%	3.4814%	--	16.7084%	--	--	--	2.0083
48026	Pipe Creek Twp-Elwood Schl	2.3730	3.9135%	3.4814%	--	20.6666%	--	--	--	1.7071
48027	Elwood City-Pipe CreekTwp	4.1599	3.9135%	3.4814%	--	20.8774%	--	--	--	2.9838
48028	Frankton Town-Pipe CreekTwp	3.2438	3.9135%	3.4814%	--	16.4102%	--	--	--	2.4716
48029	Richland Township	2.6292	3.9135%	3.4814%	--	18.3877%	--	--	--	1.9513
48030	Anderson City-Richland Twp	4.9897	3.9135%	3.4814%	--	19.2326%	--	--	--	3.6611
48031	Stony Creek Township	2.6904	3.9135%	3.4814%	--	16.5779%	--	--	--	2.0454
48032	Lapel Town	3.2858	3.9135%	3.4814%	--	16.4827%	--	--	--	2.5012
48033	Union Township	2.8708	3.9135%	3.4814%	--	18.3221%	--	--	--	2.1325
48034	Anderson City-Union Twp	4.9872	3.9135%	3.4814%	--	19.2107%	--	--	--	3.6603
48035	Chesterfield Town	3.9577	3.9135%	3.4814%	--	17.7745%	--	--	--	2.9616
48036	Van Buren Township	1.9879	3.9135%	3.4814%	--	16.7016%	--	--	--	1.5089
48037	Summitville Town	2.8470	3.9135%	3.4814%	--	16.4533%	--	--	--	2.1680
48038	Anderson-Adams	4.7671	3.9135%	3.4814%	--	18.6498%	--	--	--	3.5255
48039	Anderson-Fall Creek	4.6138	3.9135%	3.4814%	--	18.5454%	--	--	--	3.4170
48040	Anderson Laf WC	4.7953	3.9135%	3.4814%	--	18.4208%	--	--	--	3.5574
48041	Pendleton Green	3.1558	3.9135%	3.4814%	--	17.9877%	--	--	--	2.3548

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Madison County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*2,587,987*	*6,652,783*	*14,622,186*	*21,917*	*23,884,874*	*114,850,975*	*20.8%*
TIF Total	*194,744*	*610,519*	*4,335,540*	*811*	*5,141,614*	*11,799,412*	*43.6%*
County Total	*2,782,731*	*7,263,302*	*18,957,725*	*22,728*	*29,026,487*	*126,650,387*	*22.9%*
Madison County	359,553	1,059,866	1,891,083	4,366	3,314,867	20,394,649	16.3%
Adams Township	250	4,064	1,210	82	5,605	170,157	3.3%
Anderson Township	16,055	26,252	88,494	59	130,860	418,642	31.3%
Boone Township	0	0	0	6	6	30,093	0.0%
Duck Creek Township	81	650	23	32	785	71,972	1.1%
Fall Creek Township	4,041	10,989	122	110	15,263	334,001	4.6%
Green Township	686	3,033	73	18	3,810	104,054	3.7%
Jackson Township	52	861	0	16	928	31,345	3.0%
Lafayette Township	106	6,002	5,061	20	11,189	90,260	12.4%
Monroe Township	114	1,642	753	15	2,524	179,748	1.4%
Pipe Creek Township	595	13,720	15,115	36	29,466	231,975	12.7%
Richland Township	689	7,996	308	137	9,131	195,625	4.7%
Stony Creek Township	440	4,910	219	11	5,580	80,259	7.0%
Union Township	1,217	6,247	490	34	7,988	134,987	5.9%
Van Buren Township	22	1,847	22	10	1,902	165,057	1.2%
Anderson Civil City	956,338	1,697,271	5,837,105	2,844	8,493,559	25,899,021	32.8%
Elwood Civil City	21,221	208,953	552,857	468	783,499	3,178,138	24.7%
Alexandria Civil City	13,889	199,263	91,384	334	304,871	2,141,852	14.2%
Chesterfield Civil Town	3,765	60,602	51,012	71	115,449	502,888	23.0%
Country Club Heights Civil Town	2,316	1,157	464	0	3,937	28,934	13.6%
Edgewood Civil Town	6,660	8,304	3,279	172	18,415	229,476	8.0%
Frankton Civil Town	807	14,400	3,338	41	18,585	161,580	11.5%
Ingalls Civil Town	814	19,275	2,781	20	22,889	297,236	7.7%
Lapel Civil Town	6,200	20,327	5,989	237	32,753	255,912	12.8%
Markleville Civil Town	227	2,859	0	42	3,128	64,473	4.9%
Orestes Civil Town	0	0	0	0	0	79,113	0.0%
Pendleton Civil Town	30,750	110,925	3,209	341	145,226	1,585,600	9.2%
River Forest Civil Town	515	0	1	0	516	4,449	11.6%
Summitville Civil Town	112	9,184	112	0	9,407	195,836	4.8%
Woodlawn Heights Civil Town	1,157	197	108	0	1,462	7,470	19.6%
Madison-Grant United School Corp	104	8,543	104	272	9,022	1,216,380	0.7%
Frankton-Lapel Community School Corp	28,812	467,850	79,688	2,099	578,450	7,106,976	8.1%
South Madison Community School Corp	113,632	480,411	179,108	3,169	776,320	11,779,097	6.6%
Alexandria Community School Corp	3,602	51,675	23,699	147	79,122	1,516,012	5.2%
Anderson Community School Corp	856,354	1,624,355	4,609,486	5,206	7,095,400	26,737,110	26.5%
Elwood Community School Corp	16,393	177,853	427,092	486	621,825	3,173,540	19.6%
Alexandria-Monroe Public Library	1,056	15,157	6,951	43	23,207	444,655	5.2%
Anderson-Anderson, Stoney Creek Union Twp Lib	121,430	233,556	659,287	596	1,014,869	3,759,809	27.0%
Pendleton Community Public Library	7,904	30,657	4,988	153	43,702	677,158	6.5%
North Madison County Library System	2,364	47,923	52,822	171	103,279	896,011	11.5%
Independence Fire	3,091	526	288	0	3,905	19,951	19.6%
East Central Indiana Solid Waste Mgt Dist	4,574	13,484	24,060	56	42,174	259,474	16.3%
City Of Anderson Redevelopment	0	0	0	0	0	0	
Pendleton Town Redevelopment Comm	0	0	0	0	0	0	
TIF - Anderson City TIF	194,744	600,458	4,020,068	811	4,816,081	9,307,714	51.7%
TIF - Anderson Kroger TIF	0	0	0	0	0	148,892	0.0%
TIF - Pendleton TIF	0	6,848	767	0	7,615	661,449	1.2%
TIF - Anderson FC TIF	0	3,214	314,704	0	317,918	750,360	42.4%
TIF - Anderson FC Nestle TIF	0	0	0	0	0	930,996	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.

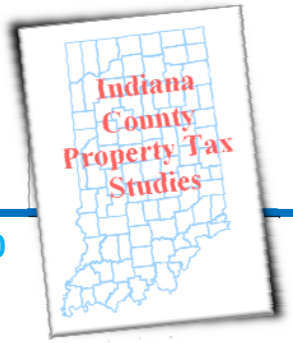
Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Marion County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Marion County

The average homeowner saw a 13.8% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 43.7% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	42,070	20.3%	2,752	1.3%
No Change	4,259	2.1%	391	0.2%
Lower Tax Bill	161,044	77.7%	204,230	98.5%
Average Change in Tax Bill	**-13.8%**		**-43.7%**	
Detailed Change in Tax Bill				
20% or More	1,554	0.7%	2,153	1.0%
10% to 19%	3,506	1.7%	218	0.1%
1% to 9%	37,010	17.8%	381	0.2%
0%	4,259	2.1%	391	0.2%
-1% to -9%	65,056	31.4%	926	0.4%
-10% to -19%	56,719	27.4%	2,445	1.2%
-20% to -29%	25,888	12.5%	13,120	6.3%
-30% to -39%	8,915	4.3%	51,569	24.9%
-40% to -49%	1,581	0.8%	70,558	34.0%
-50% to -59%	796	0.4%	44,336	21.4%
-60% to -69%	392	0.2%	9,360	4.5%
-70% to -79%	301	0.1%	3,025	1.5%
-80% to -89%	231	0.1%	2,410	1.2%
-90% to -99%	139	0.1%	1,668	0.8%
-100%	1,026	0.5%	4,813	2.3%
Total	**207,373**	**100.0%**	**207,373**	**100.0%**

Note: Percentages may not total due to rounding.

98.5% of homeowners saw lower tax bills in 2010 than in 2007.

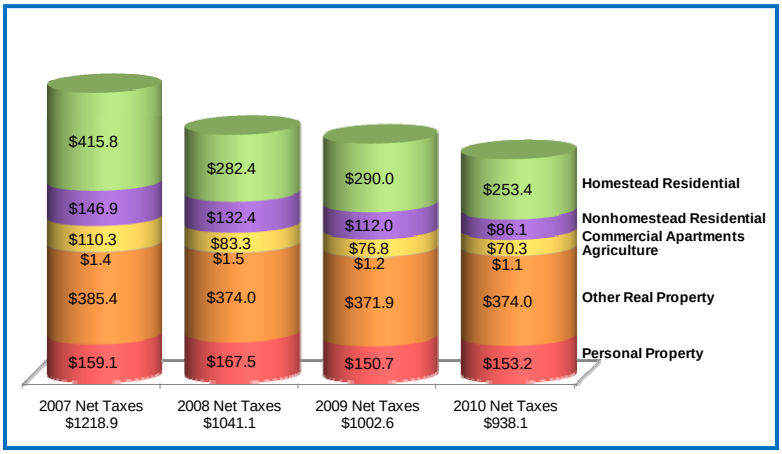
58.8% of homeowners saw tax decreases of between 1% and 19% from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Marion County Overview

The much larger-than-average decline in homeowner tax bills was due to two main factors. Property tax levies decreased 2.4% in Marion County in 2010, compared to the state average increase of 2.4%. Indianapolis Public Schools saw an increase in its levy, due to a debt service fund which was passed by referendum. Indianapolis also increased its fire protection levy. But many other units decreased their levies, including Perry Township and the Lawrence, Perry, Pike, Warren, and Washington Township School Corporations. Marion County homeowners benefitted more from the one percent property tax cap than did homeowners in the average county, primarily because Marion County tax rates tend to be higher than the state average. The assessed value of commercial and industrial real property fell in Marion County in 2010, resulting in a tax shift to homeowners, but this was not enough to offset the factors that decreased homeowner taxes.

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



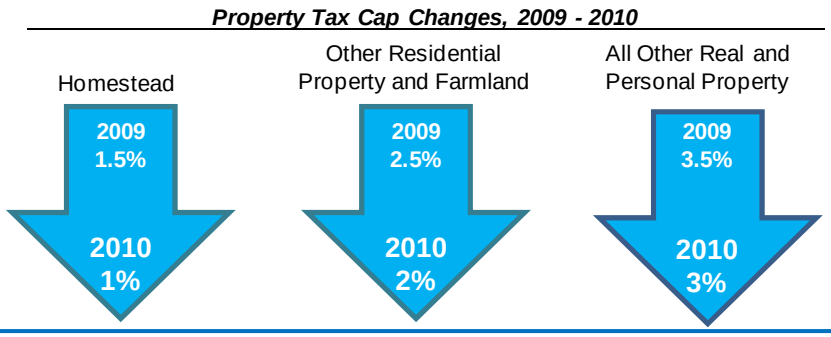
Net tax bills for all taxpayers decreased 6.4% in Marion County from 2009 to 2010. This was greater than the statewide reduction of 1.4%. In 2010 apartment owners saw an 8.5% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 23.1% decrease in tax bills. Other real and personal property, mostly

commercial and industrial land, buildings, and equipment, saw a minimal increases in tax bills of 0.6% and 1.7%, respectively, in 2010. This was mainly because of slight increases in net assessed values for business real and personal property. The tax increases were tempered by the tightening of the tax caps from 3.5% to 3%. Despite the 4% increase in the base rate of farmland from $1,200 to $1,250 per acre, agricultural business property saw a 15.3% decrease in tax payments in 2010. This tax reduction is mostly due of the tightening of the tax caps from 2.5% to 2% for farmland.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Marion County in 2010 amounted to 7.9% of the total property tax levy. The statewide average was 6.3%. The larger percentage loss in the county was partly due to higher-than-average tax rates in Marion County and to the county having a larger share of its net assessed value in the 2% cap category. The tax rate exceeded $2 in 51 of 61 taxing districts, which qualified a large amount of residential property for circuit breaker credits. Commercial and industrial properties in the 3% tax cap category qualified for credits in 18 tax districts where tax rates exceeded $3. Tax rates and home values were high enough for 23% of homesteads in the county to qualify for circuit breaker credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Marion County Total $79,244,942

1%	2%	3%	Elderly
$25,878,885	$41,690,591	$11,650,316	$25,151
32.7%	52.6%	14.7%	0.0%

Marion County, Franklin Township Community Schools, and Indianapolis Public Schools saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, Beech Grove City and the Beech Grove Public Library lost the most, at over 30%, each. Losses were greatest for units that overlapped Beech Grove City, because these tax districts had the highest tax rates.

The Effects of Recession

In Marion County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.5% in December 2007 to 9.3% in July 2009. Job losses and income declines contributed to a 1.9% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Marion County in 2010.

Marion County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	31,307,371,135	29,800,965,460	-4.8%
Other Residential	7,569,251,500	7,336,381,200	-3.1%
Ag Business/Land	44,704,100	45,433,200	1.6%
Business Real/Personal	24,849,257,829	24,724,065,036	-0.5%
Total	**$63,770,584,564**	**$61,906,844,896**	**-2.9%**

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

In Marion County, the gross assessed value of homesteads and other residential property fell 4.8% and 3.1%, respectively, in 2010. Agricultural and other real and personal property had modest changes. The total gross assessed value in Marion County fell 2.9%. This was lower than the state average increase of 0.6%.

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

Marion County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*1,433,394,320*	*1,374,759,213*	*931,744,879*	*909,563,378*	*-4.1%*	*-32.2%*	*-2.4%*
State Unit	1,073,961	1,048,912	0	0	-2.3%	-100.0%	
Marion County	250,904,247	211,836,565	128,917,860	126,578,712	-15.6%	-39.1%	-1.8%
Center Township	2,823,133	2,828,253	2,701,920	2,783,421	0.2%	-4.5%	3.0%
Decatur Township	6,910,246	4,900,082	5,348,945	5,474,087	-29.1%	9.2%	2.3%
Franklin Township	9,071,433	8,706,932	8,340,321	8,982,379	-4.0%	-4.2%	7.7%
Lawrence Township	9,677,639	10,730,568	10,653,866	11,941,055	10.9%	-0.7%	12.1%
Perry Township	9,873,509	10,801,634	9,215,621	346,557	9.4%	-14.7%	-96.2%
Pike Township	14,318,364	14,214,208	16,631,846	16,544,673	-0.7%	17.0%	-0.5%
Warren Township	10,516,282	279,051	279,298	276,097	-97.3%	0.1%	-1.1%
Washington Township	655,840	705,127	701,938	700,060	7.5%	-0.5%	-0.3%
Wayne Township	19,716,385	18,685,929	19,019,126	19,258,286	-5.2%	1.8%	1.3%
Lawrence Civil City	10,322,725	10,671,074	9,783,851	8,923,358	3.4%	-8.3%	-8.8%
Beech Grove Civil City	5,648,402	5,428,951	5,671,061	5,576,089	-3.9%	4.5%	-1.7%
Southport Civil City	189,677	188,231	188,938	185,826	-0.8%	0.4%	-1.6%
Speedway City Civil Town	5,835,089	6,088,745	5,287,742	5,219,915	4.3%	-13.2%	-1.3%
Clermont Civil Town	480,321	478,661	480,926	481,471	-0.3%	0.5%	0.1%
Cumberland Civil Town	783,266	793,044	981,766	912,369	1.2%	23.8%	-7.1%
Homecroft Civil Town	81,406	83,571	64,973	75,132	2.7%	-22.3%	15.6%
Meridian Hills Civil Town	178,210	166,880	164,838	165,871	-6.4%	-1.2%	0.6%
Rocky Ripple Civil Town	25,867	25,854	22,723	24,443	-0.1%	-12.1%	7.6%
Warren Park Civil Town	5,517	4,657	3,498	4,018	-15.6%	-24.9%	14.9%
Williams Creek Civil Town	74,919	74,895	73,190	74,503	0.0%	-2.3%	1.8%
Wynnedale Civil Town	11,070	10,759	9,587	10,619	-2.8%	-10.9%	10.8%
Spring Hill Civil Town	0	0	0	0			
M.S.D. Decatur Township School Corp	22,216,764	27,758,501	18,001,477	19,475,910	24.9%	-35.1%	8.2%
Franklin Township Community School Corp	41,647,949	47,727,918	34,526,808	33,246,782	14.6%	-27.7%	-3.7%
M.S.D. Lawrence Township School Corp	82,575,664	83,705,634	44,934,442	42,914,503	1.4%	-46.3%	-4.5%
M.S.D. Perry Township School Corp	60,791,252	63,688,931	39,931,759	29,831,413	4.8%	-37.3%	-25.3%
M.S.D. Pike Township School Corp	87,044,287	84,744,718	45,645,979	40,050,402	-2.6%	-46.1%	-12.3%
M.S.D. Warren Township School Corp	61,940,445	58,474,571	34,085,301	28,128,063	-5.6%	-41.7%	-17.5%
M.S.D. Washington Township School Corp	74,853,920	76,368,711	32,013,150	28,439,655	2.0%	-58.1%	-11.2%
M.S.D. Wayne Township School Corp	64,372,354	63,778,734	40,747,388	40,230,876	-0.9%	-36.1%	-1.3%
Beech Grove City School Corp	9,547,450	8,943,330	6,785,663	9,271,971	-6.3%	-24.1%	36.6%
Indianapolis Public School Corp	211,555,492	193,950,149	107,869,702	120,232,632	-8.3%	-44.4%	11.5%
Speedway City School Corp	7,933,541	7,372,737	1,882,616	2,202,088	-7.1%	-74.5%	17.0%
Beech Grove Public Library	1,079,585	1,048,508	1,027,947	1,116,091	-2.9%	-2.0%	8.6%
Speedway City Public Library	763,470	759,859	708,827	760,028	-0.5%	-6.7%	7.2%
Indianapolis-Marion County Public Library	38,932,720	38,426,227	38,727,435	37,474,023	-1.3%	0.8%	-3.2%
Indianapolis Sanitation (Liquid)	0	0	0	0			
Indianapolis Sanitation (Solid)	25,848,863	25,833,912	25,845,506	25,200,357	-0.1%	0.0%	-2.5%
Indianapolis Police Special Service	43,319,872	43,315,248	33,359,573	31,767,297	0.0%	-23.0%	-4.8%
Indianapolis Fire Special Service	47,193,938	56,126,111	45,012,379	53,857,018	18.9%	-19.8%	19.6%
Indianapolis Public Transportation	21,220,606	20,769,503	21,134,612	20,668,415	-2.1%	1.8%	-2.2%
Marion County Health And Hospital	90,481,254	92,391,685	57,247,897	57,128,763	2.1%	-38.0%	-0.2%
Marion County Airport	0	0	0	0			
Speedway Public Transportation	195,594	236,386	223,493	236,336	20.9%	-5.5%	5.7%
Indianapolis Consolidated City	23,146,309	15,582,800	20,495,759	21,823,645	-32.7%	31.5%	6.5%
Indianapolis Consolidated County	52,713,609	48,075,144	50,605,672	50,968,169	-8.8%	5.3%	0.7%
Lawrence City Redevelopment Comm	0	444,905	444,869	0		0.0%	-100.0%
Redevelopment Comm Of Indianapolis	4,841,874	6,482,408	5,942,791	0	33.9%	-8.3%	-100.0%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
49101	Indpls City - Center Twp	2.9796	--	4.4866%	4.7661%	--	--	0.4187%	--	2.6914
49102	Beech Grove City - Center Twp	4.3663	--	4.4866%	3.6180%	--	--	0.4187%	--	3.9941
49200	Decatur Township - Sanitation	3.2518	--	4.4866%	2.3358%	--	--	0.4187%	--	3.0163
49201	Indpls City - Decatur Twp	2.9270	--	4.4866%	4.6869%	--	--	0.4187%	--	2.6462
49270	Indpls-Decatur Twp-Police-Outside	3.5717	--	4.4866%	2.8432%	--	--	0.4187%	--	3.2949
49274	Indpls-Decatur Twp-Police & Fire	3.3432	--	4.4866%	3.5293%	--	--	0.4187%	--	3.0612
49300	Franklin Twp-Sanitation	3.4268	--	4.4866%	2.4059%	--	--	0.4187%	--	3.1763
49302	Beech Grove City-Franklin Twp	4.3347	--	4.4866%	3.5575%	--	--	0.4187%	--	3.9679
49320	Beech Grove-Franklin Twp-Frank Twp Schl	3.9990	--	4.4866%	3.7495%	--	--	0.4187%	--	3.6529
49376	Indpls-Franklin Twp-Fire-Outsiide	3.1973	--	4.4866%	3.0128%	--	--	0.4187%	--	2.9441
49382	Franklin Twp-Consol County	3.4268	--	4.4866%	2.4062%	--	--	0.4187%	--	3.1762
49400	Lawrence Twp-Sanitation	2.2655	--	4.4866%	3.7992%	--	--	0.4187%	--	2.0683
49401	Indpls-Lawrence Twp	2.9246	--	4.4866%	4.6710%	--	--	0.4187%	--	2.6445
49407	Lawrence City	2.3925	--	4.4866%	4.5373%	--	--	0.4187%	--	2.1666
49474	Indpls-Lawrence Twp-Police & Fire	2.4933	--	4.4866%	4.7947%	--	--	0.4187%	--	2.2514
49476	Indpls-Lawrence Twp-Fire-San	2.1734	--	4.4866%	4.3177%	--	--	0.4187%	--	1.9729
49500	Perry Twp-Sanitation	2.1818	--	4.4866%	4.3191%	--	--	0.4187%	--	1.9805
49501	Indpls-Perry Twp	2.9279	--	4.4866%	4.7090%	--	--	0.4187%	--	2.6464
49502	Beech Grove - Perry Twp	4.3146	--	4.4866%	3.5656%	--	--	0.4187%	--	3.9491
49513	Southport-Perry Twp	2.1729	--	4.4866%	4.6945%	--	--	0.4187%	--	1.9643
49520	Beech Grove - Perry Schl	2.9616	--	4.4866%	4.9645%	--	--	0.4187%	--	2.6693
49523	Homecroft - Perry Twp	2.2775	--	4.4866%	4.5083%	--	--	0.4187%	--	2.0631
49570	Indpls-Perry Twp-Police-San	2.5017	--	4.4866%	4.7898%	--	--	0.4187%	--	2.2592
49574	Indpls-Perry Twp-Police & Fire	2.4798	--	4.4866%	4.7614%	--	--	0.4187%	--	2.2401
49576	Indpls-Perry Twp-Fire-San	2.1599	--	4.4866%	4.2790%	--	--	0.4187%	--	1.9615
49600	Pike Twp-Outside Sanitation	2.1832	--	4.4866%	3.7521%	--	--	0.4187%	--	1.9942
49601	Indpls-Pike Twp	2.9181	--	4.4866%	4.6979%	--	--	0.4187%	--	2.6379
49604	Clermont - Pike Twp	2.8067	--	4.4866%	5.1672%	--	--	0.4187%	--	2.5240
49674	Indpls-Pike Twp-Police & Fire- Pike Schl	2.3994	--	4.4866%	4.6958%	--	--	0.4187%	--	2.1690
49676	Indpls-Fire-San	2.0795	--	4.4866%	4.1836%	--	--	0.4187%	--	1.8905
49682	Pike Twp-Consol County	2.1832	--	4.4866%	3.7531%	--	--	0.4187%	--	1.9942
49700	Warren Twp-San	2.3635	--	4.4866%	4.2454%	--	--	0.4187%	--	2.1472
49701	Indpls-Warren Twp	2.9263	--	4.4866%	4.6903%	--	--	0.4187%	--	2.6455
49702	Beech Grove - Warren Twp	4.3130	--	4.4866%	3.5494%	--	--	0.4187%	--	3.9483
49716	Warren Park-Warren Twp	2.3733	--	4.4866%	3.9889%	--	--	0.4187%	--	2.1622
49724	Cumberland Town-Warren Twp	3.3834	--	4.4866%	5.4006%	--	--	0.4187%	--	3.0347
49770	Indpls-Warren Twp-Police-San	2.6834	--	4.4866%	4.6930%	--	--	0.4187%	--	2.4258
49774	Indpls-Warren Twp-Police & Fire	2.6834	--	4.4866%	4.6928%	--	--	0.4187%	--	2.4258
49776	Indpls - Fire	2.3635	--	4.4866%	4.2255%	--	--	0.4187%	--	2.1477
49800	Washington Twp-San	1.7524	--	4.4866%	5.0785%	--	--	0.4187%	--	1.5774
49801	Indpls-Washington Twp	2.9273	--	4.4866%	4.6906%	--	--	0.4187%	--	2.6464
49805	Crows Nest-Washington Twp	1.7524	--	4.4866%	5.0791%	--	--	0.4187%	--	1.5774
49806	Highwoods - Washington Twp	1.7524	--	4.4866%	5.0851%	--	--	0.4187%	--	1.5773
49809	North Crows Nest - Washington Twp	1.7524	--	4.4866%	5.0789%	--	--	0.4187%	--	1.5774
49811	Rocky Ripple - Washington Twp	1.8901	--	4.4866%	5.2911%	--	--	0.4187%	--	1.6974
49815	Spring Hill - Washington Twp	1.7524	--	4.4866%	5.0776%	--	--	0.4187%	--	1.5775
49817	Williams Creek - Washington Twp	1.8322	--	4.4866%	5.2058%	--	--	0.4187%	--	1.6469
49820	Meridian Hills - Washington Twp	1.8335	--	4.4866%	5.1594%	--	--	0.4187%	--	1.6490
49822	Wynnedale - Washington Twp	1.8521	--	4.4866%	5.0518%	--	--	0.4187%	--	1.6677
49874	Indpls-Washington Twp-Police & Fire	2.0723	--	4.4866%	5.5287%	--	--	0.4187%	--	1.8561
49876	Indpls-Washington Twp-Fire	1.7524	--	4.4866%	5.0894%	--	--	0.4187%	--	1.5773
49900	Wayne Twp - San	3.2000	--	4.4866%	4.0133%	--	--	0.4187%	--	2.9146
49901	Indpls - Wayne Twp	2.9438	--	4.4866%	4.7088%	--	--	0.4187%	--	2.6608
49904	Clermont - Wayne Twp	3.4966	--	4.4866%	4.4817%	--	--	0.4187%	--	3.1684
49914	Speedway - Wayne Twp	2.1164	--	4.4866%	5.6065%	--	--	0.4187%	--	1.8939
49930	Wayne Twp - Ben Davis Conservancy	3.2000	--	4.4866%	4.0134%	--	--	0.4187%	--	2.9146
49970	Indpls - Wayne Twp - Police	3.5199	--	4.4866%	4.3757%	--	--	0.4187%	--	3.1932
49974	Indpls - Wayne Twp - Police & Fire	3.0893	--	4.4866%	4.0144%	--	--	0.4187%	--	2.8137
49976	Indpls-Wayne Twp-Fire	2.7694	--	4.4866%	3.5119%	--	--	0.4187%	--	2.5363
49979	Indpls-Wayne Twp-Ben Davis Cons	2.7694	--	4.4866%	3.6377%	--	--	0.4187%	--	2.5328
49982	Wayne Twp-Consol County	3.2000	--	4.4866%	4.0133%	--	--	0.4187%	--	2.9146

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Marion County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type						
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	Circuit Breaker as % of Levy
Non-TIF Total	*25,241,610*	*39,591,013*	*10,438,665*	*25,151*	*75,296,439*	*909,563,378*	*8.3%*
TIF Total	*637,275*	*2,099,577*	*1,211,651*	*0*	*3,948,502*	*90,911,395*	*4.3%*
County Total	*25,877,866*	*41,675,091*	*11,067,124*	*25,151*	*78,645,232*	*990,199,904*	*7.9%*
Marion County	3,079,947	4,844,581	1,054,252	3,233	8,982,013	126,578,712	7.1%
Center Township	42,015	217,640	17,801	36	277,493	2,783,421	10.0%
Decatur Township	132,717	259,514	278,855	0	671,086	5,474,087	12.3%
Franklin Township	1,280,177	616,210	304,982	604	2,201,973	8,982,379	24.5%
Lawrence Township	496,291	167,695	0	1	663,987	11,941,055	5.6%
Perry Township	2,291	9,558	1,383	1	13,233	346,557	3.8%
Pike Township	165,524	165,460	0	2	330,986	16,544,673	2.0%
Warren Township	1,236	10,163	475	18	11,892	276,097	4.3%
Washington Township	19,866	14,321	0	37	34,224	700,060	4.9%
Wayne Township	428,042	1,383,219	728,602	305	2,540,167	19,258,286	13.2%
Lawrence Civil City	180,051	260,115	0	7	440,173	8,923,358	4.9%
Beech Grove Civil City	212,084	546,137	938,681	244	1,697,146	5,576,089	30.4%
Southport Civil City	46	3,206	0	0	3,252	185,826	1.7%
Speedway City Civil Town	166	53,473	0	189	53,829	5,219,915	1.0%
Clermont Civil Town	35,095	25,330	22,888	0	83,313	481,471	17.3%
Cumberland Civil Town	6,093	94,661	68,547	0	169,301	912,369	18.6%
Homecroft Civil Town	191	992	0	0	1,183	75,132	1.6%
Meridian Hills Civil Town	1,586	0	0	0	1,586	165,871	1.0%
Rocky Ripple Civil Town	0	0	0	23	23	24,443	0.1%
Warren Park Civil Town	47	169	0	1	217	4,018	5.4%
Williams Creek Civil Town	2,252	0	0	0	2,252	74,503	3.0%
Wynnedale Civil Town	0	0	0	0	0	10,619	0.0%
Spring Hill Civil Town	0	0	0	0	0	0	
M.S.D. Decatur Township School Corp	472,111	923,163	992,387	0	2,387,661	19,475,910	12.3%
Franklin Township Community School Corp	4,735,283	2,270,987	1,137,691	2,233	8,146,194	33,246,782	24.5%
M.S.D. Lawrence Township School Corp	1,523,171	789,719	0	9	2,312,899	42,914,503	5.4%
M.S.D. Perry Township School Corp	95,389	552,527	0	12	647,927	29,831,413	2.2%
M.S.D. Pike Township School Corp	403,363	399,052	0	5	802,420	40,050,402	2.0%
M.S.D. Warren Township School Corp	91,502	630,998	60,109	540	783,150	28,128,063	2.8%
M.S.D. Washington Township School Corp	28,990	0	0	452	29,442	28,439,655	0.1%
M.S.D. Wayne Township School Corp	914,613	2,892,589	1,565,360	618	5,373,180	40,230,876	13.4%
Beech Grove City School Corp	297,187	768,493	1,338,313	359	2,404,352	9,271,971	25.9%
Indianapolis Public School Corp	3,569,698	8,846,826	0	6,904	12,423,428	120,232,632	10.3%
Speedway City School Corp	70	22,558	0	80	22,708	2,202,088	1.0%
Beech Grove Public Library	42,823	110,737	192,845	52	346,457	1,116,091	31.0%
Speedway City Public Library	24	7,786	0	28	7,838	760,028	1.0%
Indianapolis-Marion County Public Library	920,582	1,423,329	240,125	941	2,584,977	37,474,023	6.9%
Indianapolis Sanitation (Liquid)	0	0	0	0	0	0	
Indianapolis Sanitation (Solid)	623,220	965,063	166,062	657	1,755,002	25,200,357	7.0%
Indianapolis Police Special Service	923,070	2,341,064	102,810	1,785	3,368,728	31,767,297	10.6%
Indianapolis Fire Special Service	828,517	2,188,739	195	1,894	3,019,346	53,857,018	5.6%
Indianapolis Public Transportation	515,579	808,912	181,973	545	1,507,009	20,668,415	7.3%
Marion County Health And Hospital	1,390,072	2,186,504	475,815	1,459	4,053,851	57,128,763	7.1%
Marion County Airport	0	0	0	0	0	0	
Speedway Public Transportation	8	2,421	0	9	2,437	236,336	1.0%
Indianapolis Consolidated City	540,447	836,382	144,009	570	1,521,408	21,823,645	7.0%
Indianapolis Consolidated County	1,240,171	1,950,718	424,505	1,302	3,616,696	50,968,169	7.1%
Lawrence City Redevelopment Comm	0	0	0	0	0	0	
Redevelopment Comm Of Indianapolis	0	0	0	0	0	0	
TIF - 140 W Washington St	64,285	99,807	0	0	164,092	26,757,195	0.6%
TIF - 141 Harding Street	0	5,091	0	0	5,091	6,326,199	0.1%
TIF - 142 S E Redevelopment	123,691	227,614	0	0	351,305	8,575,922	4.1%
TIF - 143 N W Redevelopment	135,232	650,774	0	0	786,005	3,996,438	19.7%
TIF - 144 NR North Industrial Pk	0	16,215	0	0	16,215	1,621,363	1.0%
TIF - 145 Union Station	0	5,982	0	0	5,982	4,467,234	0.1%
TIF - 146 Convention Ctr Hotel	0	883	0	0	883	3,713,992	0.0%
TIF - 147 Barrington HoTIF	0	22,812	0	0	22,812	133,099	17.1%
TIF - 148 Fall Creek Housing	225,899	101,256	0	0	327,155	1,556,926	21.0%
TIF - 149 United NW Area	227	200,582	0	0	200,810	673,130	29.8%
TIF - 150 Meridian Redevelopmt	0	25,906	0	0	25,906	99,139	26.1%
TIF - 151 Martindale-Brightwood	0	0	0	0	0	346,420	0.0%
TIF - 152 Meridian II Redevelopmt	0	0	0	0	0	10,164,235	0.0%
TIF - 153 Lilly PP	0	0	0	0	0	0	
TIF - 154 Fall Creek East HoTIF	27,407	54,196	0	0	81,603	316,132	25.8%
TIF - 155 Near East HoTIF	242	303,242	0	0	303,484	1,147,016	26.5%
TIF - 156 Martindale Industrial Redev	0	0	0	0	0	282,080	0.0%

Marion County 2009 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
TIF - 157 Harding Street Expansion	0	0	0	0	0	418,725	0.0%
TIF - 158 Supplemental Housing Prog	0	51,491	0	0	51,491	140,796	36.6%
TIF - 170 Breech Grove Consolidated Allocation Area Expansion	0	0	852	0	852	2,810	30.3%
TIF - 171 Beech Grove Regional Medical Center Allocation Area	0	0	1,706	0	1,706	8,816	19.4%
TIF - 240 Decatur Twp Arpt EDA	10,323	183,111	389,970	0	583,404	5,279,298	11.1%
TIF - 241 Decatur Twp Arpt EDA	0	0	0	0	0	0	
TIF - 352 Amtrak/Contrail Redev	0	0	16,906	0	16,906	62,119	27.2%
TIF - 440 Lawrence 96th Street	0	0	0	0	0	0	
TIF - 447 Fort Harrison	48,951	134,313	0	0	183,264	3,482,824	5.3%
TIF - 448 Pendelton Pike Allocation	0	803	0	0	803	301,598	0.3%
TIF - 449 Monarch Allocation Area	0	0	0	0	0	2,363	0.0%
TIF - 552 South Emerson Redev	0	0	218,554	0	218,554	759,025	28.8%
TIF - 553 Beech Grove Cons Alloc Area	0	0	470	0	470	1,631	28.8%
TIF - 640 Dow Elanco Redev	0	0	0	0	0	0	
TIF - 740 Brooksville/Senour Dev	0	0	0	0	0	0	
TIF - 741 Naval Center (Hughes)	0	0	0	0	0	0	
TIF - 752 Amtrak/Conrail Redev	0	0	10,785	0	10,785	37,520	28.7%
TIF - 761 Naval Center Pp	0	0	0	0	0	0	
TIF - 840 Washington 96th St	0	0	0	0	0	0	
TIF - 841Glendale Redev	0	0	0	0	0	1,178,174	0.0%
TIF - 842 Glendale Redev	0	0	0	0	0	17,760	0.0%
TIF - 908 Wayne Twp Arpt EDA	0	1,039	10,660	0	11,699	161,791	7.2%
TIF - 940 Wayne Twp Arpt EDA	1,019	13,232	531,755	0	546,005	8,069,673	6.8%
TIF - 941 Wayne Twp Arpt EDA	0	0	0	0	0	258,598	0.0%
TIF - 944 Speedway Redevelopmt	0	83	0	0	83	229,117	0.0%
TIF - 945 Speedway Redevel II	0	0	0	0	0	0	
TIF - 946 Tibbs Avenue	0	85	29,991	0	30,077	173,173	17.4%
TIF - 947 Speedway Allocation II	0	1,061	0	0	1,061	149,064	0.7%

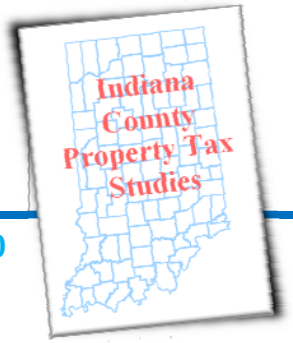
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Marshall County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 0.6% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 27.7% lower than they were in 2007, before the property tax reforms.

94.1% of homeowners saw lower tax bills in 2010 than in 2007.

68.1% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

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

Comparable Homestead Property Tax Changes in Marshall County

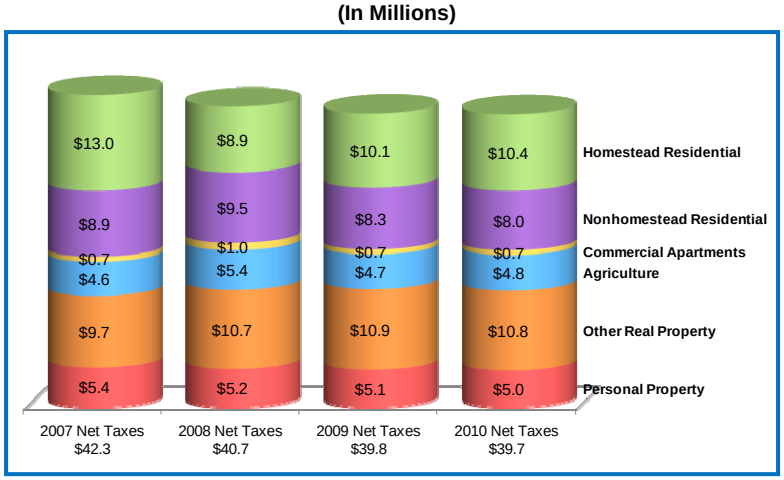
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	6,562	57.4%	636	5.6%
No Change	173	1.5%	37	0.3%
Lower Tax Bill	4,706	41.1%	10,768	94.1%
Average Change in Tax Bill	**0.6%**		**-27.7%**	
Detailed Change in Tax Bill				
20% or More	281	2.5%	323	2.8%
10% to 19%	2,055	18.0%	94	0.8%
1% to 9%	4,226	36.9%	219	1.9%
0%	173	1.5%	37	0.3%
-1% to -9%	3,398	29.7%	664	5.8%
-10% to -19%	1,072	9.4%	1,345	11.8%
-20% to -29%	118	1.0%	2,884	25.2%
-30% to -39%	39	0.3%	2,742	24.0%
-40% to -49%	15	0.1%	1,422	12.4%
-50% to -59%	14	0.1%	920	8.0%
-60% to -69%	16	0.1%	309	2.7%
-70% to -79%	10	0.1%	159	1.4%
-80% to -89%	6	0.1%	127	1.1%
-90% to -99%	6	0.1%	70	0.6%
-100%	12	0.1%	126	1.1%
Total	**11,441**	**100.0%**	**11,441**	**100.0%**

Note: Percentages may not total due to rounding.

Marshall County Overview

The slightly larger-than-average increase in homeowner tax bills appears to have one main cause. Marshall County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Marshall County tax rates tend to be lower than the state average. Property tax levies were almost unchanged in 2010, decreasing only 0.1%. The state average increase was 2.4%. Levy increases in the county general fund and the Argos School Corporation debt service fund were offset by decreases in Plymouth and Union-North United School Corporation debt service funds. Marshall County does not provide local homestead credits.

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



Net tax bills for all taxpayers decreased 0.5% in Marshall County from 2009 to 2010. This was less than the statewide reduction of 1.4%. In 2010 apartment owners saw a 2.8% decrease in tax bills. This decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 4.3% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 1.7% and 0.6% decrease, respectively, in tax bills in 2010. This was mainly because of a decline in assessed values. Commercial and industrial property did not benefit very much from the tightened tax caps because Marshall

County's tax rates were generally not high enough for this type of property to qualify for tax cap credits.

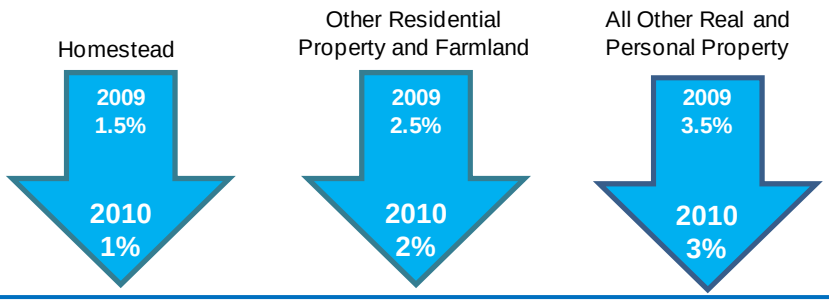
Despite the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre, agricultural business property saw only a 0.7% increase in tax payments in 2010, partly due to lower tax rates in several taxing districts.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Marshall County in 2010 amounted to 1.9% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was mostly due to much lower-than-average tax rates in Marshall County. Few commercial or industrial properties in the 3% tax cap category qualified for credits because the highest Marshall County tax rate barely exceeded $3. Tax rates exceeded $2 in most of the incorporated areas of the county, so much of the residential property subject to the 2% cap qualified for circuit breaker credits. Marshall County tax rates were not high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Marshall County Total $769,587

1%	2%	3%	Elderly
$181,780	$565,315	$7,255	$15,238
23.6%	73.5%	0.9%	2.0%

Marshall County, Plymouth City, and the Plymouth Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Argos lost the most, at 7.9%. Losses were greatest for units that overlapped the municipalities of Argos and Plymouth, because these tax districts had the highest tax rates.

The Effects of Recession

In Marshall County the recession has had a large effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.8% in December 2007 to 12.8% in July 2009. Job losses and income declines contributed to a 1.0% drop in local income tax revenue. Because part of this revenue is used for property tax levy relief, property tax levies were nudged up by the income loss.

Marshall County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,743,031,300	1,780,789,200	2.2%
Other Residential	653,067,738	669,704,000	2.5%
Ag Business/Land	362,550,200	374,854,500	3.4%
Business Real/Personal	1,046,289,560	1,028,614,380	-1.7%
Total	**$3,804,938,798**	**$3,853,962,080**	**1.3%**

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

In Marshall County, the gross assessed value of business real and personal property fell 1.7% in 2010. Other assessment categories increased, and total gross assessed value in Marshall County rose 1.3%. This was higher than the state average increase of 0.6%.

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

Marshall County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*55,659,896*	*58,358,443*	*37,658,040*	*37,604,705*	*4.8%*	*-35.5%*	*-0.1%*
State Unit	61,664	65,436	0	0	6.1%	-100.0%	
Marshall County	9,457,692	11,208,735	6,607,003	7,013,437	18.5%	-41.1%	6.2%
Bourbon Township	90,128	92,629	94,601	97,436	2.8%	2.1%	3.0%
Center Township	408,037	438,353	442,650	457,449	7.4%	1.0%	3.3%
German Township	239,361	245,686	250,540	258,527	2.6%	2.0%	3.2%
Green Township	43,698	45,050	45,972	46,864	3.1%	2.0%	1.9%
North Township	135,103	141,860	141,975	144,786	5.0%	0.1%	2.0%
Polk Township	145,724	198,326	191,150	193,396	36.1%	-3.6%	1.2%
Tippecanoe Township	62,780	64,816	65,380	67,435	3.2%	0.9%	3.1%
Union Township	215,283	218,479	225,574	232,339	1.5%	3.2%	3.0%
Walnut Township	64,005	65,365	67,429	69,622	2.1%	3.2%	3.3%
West Township	191,718	231,221	230,046	232,997	20.6%	-0.5%	1.3%
Plymouth Civil City	4,833,104	5,088,104	5,116,308	5,297,488	5.3%	0.6%	3.5%
Argos Civil Town	512,294	548,611	615,032	602,207	7.1%	12.1%	-2.1%
Bourbon Civil Town	603,980	595,118	613,299	632,616	-1.5%	3.1%	3.1%
Bremen Civil Town	2,146,280	1,954,830	2,047,252	2,068,824	-8.9%	4.7%	1.1%
Culver Civil Town	818,020	838,750	875,893	907,818	2.5%	4.4%	3.6%
Lapaz Civil Town	88,302	90,520	94,033	97,050	2.5%	3.9%	3.2%
Culver Community School Corp	4,896,161	5,227,510	2,286,626	2,438,802	6.8%	-56.3%	6.7%
Argos Community School Corp	2,426,121	2,570,100	1,184,598	1,470,876	5.9%	-53.9%	24.2%
Bremen Public School Corp	5,751,456	6,161,704	2,979,804	2,989,751	7.1%	-51.6%	0.3%
Plymouth Community School	13,079,968	13,280,153	7,735,583	6,826,355	1.5%	-41.8%	-11.8%
Triton School Corp	2,709,100	2,609,758	1,098,281	1,240,193	-3.7%	-57.9%	12.9%
John Glenn School Corp	2,091,034	1,786,210	1,146,214	994,886	-14.6%	-35.8%	-13.2%
Union-North United School Corp	2,296,095	2,297,006	1,072,166	713,003	0.0%	-53.3%	-33.5%
Argos Public Library	121,134	127,049	174,291	177,177	4.9%	37.2%	1.7%
Bourbon Public Library	98,185	82,997	101,601	103,471	-15.5%	22.4%	1.8%
Bremen Public Library	507,713	491,517	512,259	528,544	-3.2%	4.2%	3.2%
Culver Public Library	422,368	445,077	449,043	462,562	5.4%	0.9%	3.0%
Plymouth Public Library	873,609	912,992	950,072	985,795	4.5%	4.1%	3.8%
Marshall County Solid Waste Mgt Dist	269,779	234,481	243,365	252,999	-13.1%	3.8%	4.0%
Plymouth City Redevelopment Comm	0	0	0	0			
Bremen Town Redevelopment Comm	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
50001	Bourbon Township	1.1700	--	3.9570%	--	--	--	--	--	1.1237
50002	Bourbon (Bourbon)	2.4826	--	3.9570%	--	--	--	--	--	2.3844
50005	German Township	1.2834	--	3.9570%	--	--	--	--	--	1.2326
50006	Bremen (German)	2.3733	--	3.9570%	--	--	--	--	--	2.2794
50007	Green Township	1.5820	--	3.9570%	--	--	--	--	--	1.5194
50008	Argos-Green	3.0259	--	3.9570%	--	--	--	--	--	2.9062
50009	North Township	0.8694	--	3.9570%	--	--	--	--	--	0.8350
50010	Lapaz (North)	1.3980	--	3.9570%	--	--	--	--	--	1.3427
50011	Polk Township	1.3248	--	3.9570%	--	--	--	--	--	1.2724
50012	Tippecanoe Township	1.0991	--	3.9570%	--	--	--	--	--	1.0556
50013	Union Township	0.8298	--	3.9570%	--	--	--	--	--	0.7970
50014	Culver (Union)	1.3838	--	3.9570%	--	--	--	--	--	1.3290
50015	Walnut Township	1.5829	--	3.9570%	--	--	--	--	--	1.5203
50016	Argos-Walnut	3.0409	--	3.9570%	--	--	--	--	--	2.9206
50017	West Township	1.3480	--	3.9570%	--	--	--	--	--	1.2947
50018	Center Township	1.3425	--	3.9570%	--	--	--	--	--	1.2894
50019	Plymouth (Center)	2.5374	--	3.9570%	--	--	--	--	--	2.4370
50020	Ply-West	2.4977	--	3.9570%	--	--	--	--	--	2.3989

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Marshall County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*181,583*	*556,077*	*7,054*	*15,175*	*759,890*	*37,604,705*	*2.0%*
TIF Total	*197*	*9,238*	*200*	*62*	*9,697*	*2,272,379*	*0.4%*
County Total	*181,780*	*565,315*	*7,255*	*15,238*	*769,587*	*39,877,084*	*1.9%*
Marshall County	20,831	62,659	670	2,287	86,447	7,013,437	1.2%
Bourbon Township	66	602	0	19	687	97,436	0.7%
Center Township	1,666	6,212	0	139	8,017	457,449	1.8%
German Township	360	476	0	54	890	258,527	0.3%
Green Township	9	6	8	55	77	46,864	0.2%
North Township	0	0	0	15	15	144,786	0.0%
Polk Township	0	0	0	113	113	193,396	0.1%
Tippecanoe Township	0	0	0	5	5	67,435	0.0%
Union Township	0	0	0	35	35	232,339	0.0%
Walnut Township	135	618	47	58	858	69,622	1.2%
West Township	0	0	0	0	0	232,997	0.0%
Plymouth Civil City	47,678	177,810	0	2,556	228,044	5,297,488	4.3%
Argos Civil Town	8,561	35,095	3,570	594	47,820	602,207	7.9%
Bourbon Civil Town	2,807	25,593	0	607	29,006	632,616	4.6%
Bremen Civil Town	31,963	42,289	0	1,574	75,827	2,068,824	3.7%
Culver Civil Town	0	0	0	321	321	907,818	0.0%
Lapaz Civil Town	0	0	0	0	0	97,050	0.0%
Culver Community School Corp	0	0	0	455	455	2,438,802	0.0%
Argos Community School Corp	5,854	23,998	2,441	1,420	33,713	1,470,876	2.3%
Bremen Public School Corp	20,234	26,770	0	1,255	48,259	2,989,751	1.6%
Plymouth Community School	30,438	113,515	0	1,975	145,928	6,826,355	2.1%
Triton School Corp	1,384	12,618	0	357	14,359	1,240,193	1.2%
John Glenn School Corp	0	0	0	333	333	994,886	0.0%
Union-North United School Corp	0	0	0	61	61	713,003	0.0%
Argos Public Library	705	2,891	294	171	4,061	177,177	2.3%
Bourbon Public Library	169	1,539	0	40	1,748	103,471	1.7%
Bremen Public Library	3,577	4,733	0	222	8,532	528,544	1.6%
Culver Public Library	0	0	0	86	86	462,562	0.0%
Plymouth Public Library	4,396	16,393	0	285	21,073	985,795	2.1%
Marshall County Solid Waste Mgt Dist	751	2,260	24	83	3,118	252,999	1.2%
Plymouth City Redevelopment Comm	0	0	0	0	0	0	
Bremen Town Redevelopment Comm	0	0	0	0	0	0	
TIF - Bremen (German)	82	2,412	0	62	2,556	655,225	0.4%
TIF - Argos/Green	0	0	200	0	200	23,199	0.9%
TIF - Union Township	0	0	0	0	0	317	0.0%
TIF - Culver (Union)	0	0	0	0	0	379,347	0.0%
TIF - Plymouth (Center)	115	6,826	0	0	6,941	1,011,276	0.7%
TIF - Plymouth West	0	0	0	0	0	203,015	0.0%

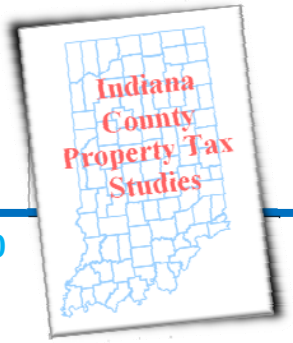
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Martin County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 7.3% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 34.3% lower than they were in 2007, before the property tax reforms.

94.0% of homeowners saw lower tax bills in 2010 than in 2007.

82.9% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in Martin County

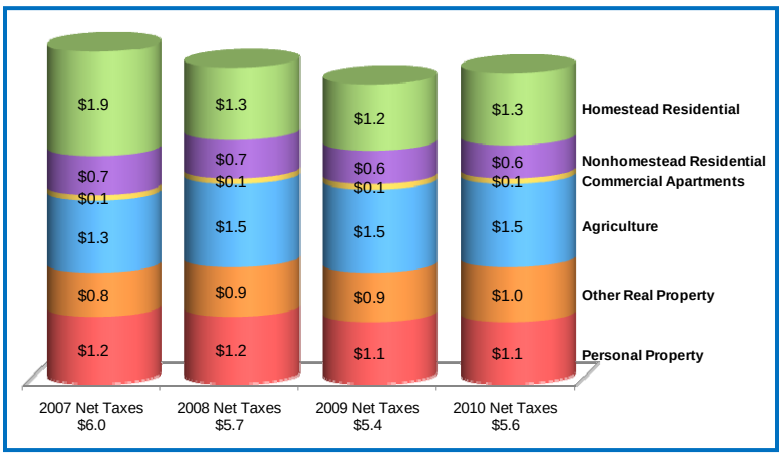
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	2,314	86.0%	107	4.0%
No Change	203	7.5%	55	2.0%
Lower Tax Bill	173	6.4%	2,528	94.0%
Average Change in Tax Bill	**7.3%**		**-34.3%**	
Detailed Change in Tax Bill				
20% or More	86	3.2%	75	2.8%
10% to 19%	903	33.6%	16	0.6%
1% to 9%	1,325	49.3%	16	0.6%
0%	203	7.5%	55	2.0%
-1% to -9%	109	4.1%	36	1.3%
-10% to -19%	25	0.9%	134	5.0%
-20% to -29%	8	0.3%	478	17.8%
-30% to -39%	1	0.0%	649	24.1%
-40% to -49%	4	0.1%	595	22.1%
-50% to -59%	2	0.1%	194	7.2%
-60% to -69%	2	0.1%	94	3.5%
-70% to -79%	3	0.1%	68	2.5%
-80% to -89%	3	0.1%	70	2.6%
-90% to -99%	1	0.0%	56	2.1%
-100%	15	0.6%	154	5.7%
Total	**2,690**	**100.0%**	**2,690**	**100.0%**

Note: Percentages may not total due to rounding.

Martin County Overview

The larger-than-average increase in homeowner tax bills had two main causes. Property tax levies increased 4.0% in Martin County in 2010, somewhat larger than the state average increase of 2.4%. The largest levy increases were in the county general fund and the Loogootee School Corporation debt service, capital projects, and transportation funds. Martin County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Martin County home values tend to be lower than the state average. Martin County does not provide local homestead credits.

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



Net tax bills for all taxpayers increased 3.3% in Martin County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 10.2% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 5.0% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 1.1% and 1.8% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Martin County property tax levies. Commercial and industrial property did not benefit very much from the tightened tax caps because

Martin County's tax rates were generally not high enough for this type of property to qualify for tax cap credits.

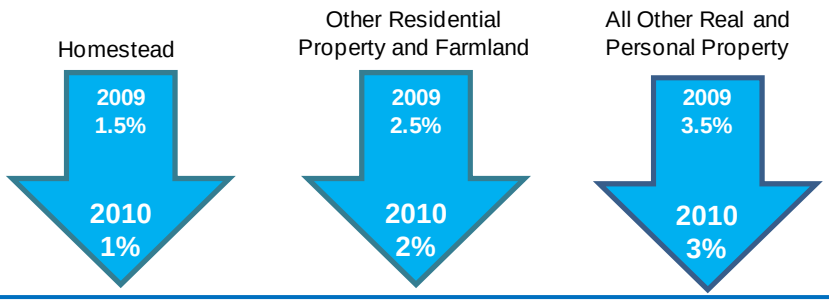
Agricultural business property saw a 4.6% increase in tax payments in 2010 because of the Martin County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Martin County in 2010 amounted to 2.8% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to lower-than-average tax rates in Martin County and to the county having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. Few commercial or industrial properties in the 3% tax cap category qualified for credits because the highest Martin County tax rates were only slightly above $3. Neither Martin County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Martin County Total $163,836

1%	2%	3%	Elderly
$12,092	$127,634	$20,446	$3,664
7.4%	77.9%	12.5%	2.2%

Martin County, the town of Shoals, and the Shoals Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, the Town of Shoals and the Shoals Public Library lost the most, at 20.8% each. Losses were greatest for units that overlapped the Town of Shoals, because its tax districts had the highest tax rates.

The Effects of Recession

In Martin County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 3.9% in December 2007 to 7.1% in July 2009. Despite job losses, local income tax revenue grew by 6.2%.

Martin County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	233,243,000	238,635,300	2.3%
Other Residential	33,087,500	34,307,000	3.7%
Ag Business/Land	83,702,000	86,122,900	2.9%
Business Real/Personal	123,956,280	125,903,200	1.6%
Total	**$473,988,780**	**$484,968,400**	**2.3%**

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

In Martin County, the gross assessed value of business real and personal property increased 1.6% in 2010. Other assessment categories increased, and total gross assessed value in Martin County rose 2.3%. This was higher than the state average increase of 0.6%.

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

Martin County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*8,037,392*	*8,448,451*	*5,529,124*	*5,751,249*	*5.1%*	*-34.6%*	*4.0%*
State Unit	7,374	7,948	0	0	7.8%	-100.0%	
Martin County	1,640,909	1,934,102	1,506,755	1,559,575	17.9%	-22.1%	3.5%
Center Township	18,243	19,842	20,776	21,323	8.8%	4.7%	2.6%
Halbert Township	31,820	32,267	35,684	37,031	1.4%	10.6%	3.8%
Lost River Township	14,259	14,942	15,100	15,057	4.8%	1.1%	-0.3%
Mitcheltree Township	26,778	30,290	32,164	33,370	13.1%	6.2%	3.7%
Perry Township	50,733	52,708	55,727	57,527	3.9%	5.7%	3.2%
Rutherford Township	17,196	17,998	19,171	19,868	4.7%	6.5%	3.6%
Loogootee Civil City	401,127	438,755	434,286	452,559	9.4%	-1.0%	4.2%
Crane Civil Town	0	0	0	0			
Shoals Civil Town	135,412	145,682	152,099	160,135	7.6%	4.4%	5.3%
Shoals Community School Corp	2,694,647	2,690,365	1,724,952	1,730,729	-0.2%	-35.9%	0.3%
Loogootee Community School Corp	2,817,301	2,871,718	1,334,358	1,452,329	1.9%	-53.5%	8.8%
Loogootee Public Library	52,564	55,438	52,440	60,271	5.5%	-5.4%	14.9%
Shoals Public Library	17,505	18,826	19,657	20,691	7.5%	4.4%	5.3%
Martin County Solid Waste Mgt Dist	111,524	117,570	125,955	130,784	5.4%	7.1%	3.8%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
51001	Center Township	1.9213	--	4.4574%	--	--	--	--	--	1.8357
51002	Shoals Town/Center Township	3.3927	--	4.4574%	--	--	--	--	--	3.2415
51003	Halbert Township	1.9090	--	4.4574%	--	--	--	--	--	1.8239
51004	Shoals Town/Halbert Township	3.3970	--	4.4574%	--	--	--	--	--	3.2456
51005	Lost River Township	1.9201	--	4.4574%	--	--	--	--	--	1.8345
51006	Mitcheltree Township	2.0446	--	4.4574%	--	--	--	--	--	1.9535
51007	Perry Township	1.5140	--	4.4574%	--	--	--	--	--	1.4465
51008	Loogootee City	2.3662	--	4.4574%	--	--	--	--	--	2.2607
51009	Crane Town	1.4949	--	4.4574%	--	--	--	--	--	1.4283
51010	Rutherford Township	1.5166	--	4.4574%	--	--	--	--	--	1.4490

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Martin County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*12,092*	*127,634*	*20,446*	*3,664*	*163,836*	*5,751,249*	*2.8%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*851*	*0.0%*
County Total	*12,092*	*127,634*	*20,446*	*3,664*	*163,836*	*5,752,100*	*2.8%*
Martin County	2,443	24,489	3,152	924	31,008	1,559,575	2.0%
Center Township	48	324	46	9	428	21,323	2.0%
Halbert Township	43	417	218	6	684	37,031	1.8%
Lost River Township	0	0	0	1	1	15,057	0.0%
Mitcheltree Township	0	534	0	4	538	33,370	1.6%
Perry Township	103	970	0	63	1,136	57,527	2.0%
Rutherford Township	0	0	0	3	3	19,868	0.0%
Loogootee Civil City	1,801	20,536	0	536	22,873	452,559	5.1%
Crane Civil Town	0	0	0	0	0	0	
Shoals Civil Town	2,011	23,053	8,009	235	33,308	160,135	20.8%
Shoals Community School Corp	2,555	25,741	7,721	424	36,441	1,730,729	2.1%
Loogootee Community School Corp	2,383	23,803	0	1,279	27,465	1,452,329	1.9%
Loogootee Public Library	240	2,735	0	71	3,046	60,271	5.1%
Shoals Public Library	260	2,979	1,035	30	4,304	20,691	20.8%
Martin County Solid Waste Mgt Dist	205	2,054	264	78	2,600	130,784	2.0%
TIF - Crane	0	0	0	0	0	851	0.0%

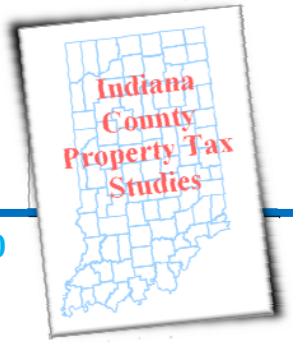
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Miami County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 25.4% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 76.8% lower than they were in 2007, before the property tax reforms.

97.7% of homeowners saw lower tax bills in 2010 than in 2007.

51.0% of homeowners saw tax increases of 20% or more from 2009 to 2010.

The largest percentage of homeowners have seen between a 70% and 89% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in Miami County

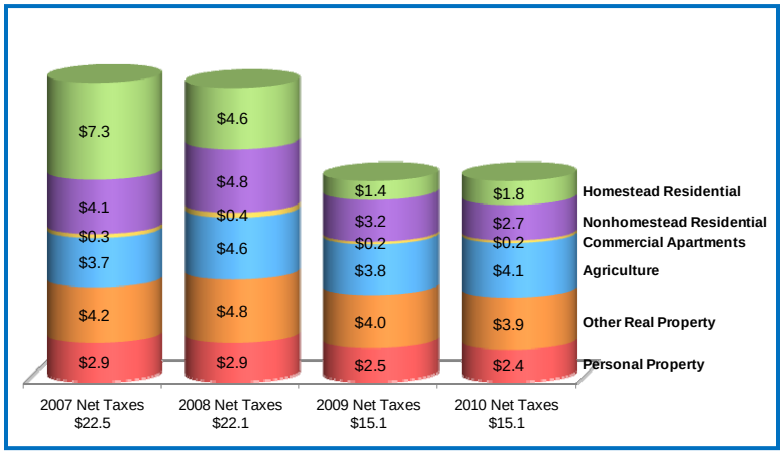
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	6,585	79.9%	50	0.6%
No Change	976	11.8%	139	1.7%
Lower Tax Bill	682	8.3%	8,054	97.7%
Average Change in Tax Bill	**25.4%**		**-76.8%**	
Detailed Change in Tax Bill				
20% or More	4,204	51.0%	41	0.5%
10% to 19%	1,192	14.5%	3	0.0%
1% to 9%	1,189	14.4%	6	0.1%
0%	976	11.8%	139	1.7%
-1% to -9%	264	3.2%	16	0.2%
-10% to -19%	83	1.0%	23	0.3%
-20% to -29%	50	0.6%	34	0.4%
-30% to -39%	43	0.5%	88	1.1%
-40% to -49%	30	0.4%	155	1.9%
-50% to -59%	28	0.3%	424	5.1%
-60% to -69%	16	0.2%	1,011	12.3%
-70% to -79%	24	0.3%	2,166	26.3%
-80% to -89%	16	0.2%	2,644	32.1%
-90% to -99%	7	0.1%	663	8.0%
-100%	121	1.5%	830	10.1%
Total	**8,243**	**100.0%**	**8,243**	**100.0%**

Note: Percentages may not total due to rounding.

Miami County Overview

The much larger-than-average increase in homeowner tax bills had several causes. Miami County homeowner taxes are low, due to large local homestead credits funded by local income taxes. Even small increases in homeowner taxes will produce large percentage increases. Property tax levies increased 6% in Miami County in 2010, more than the state average increase of 2.4%. The largest levy increase was in the Peru Community School Corporation debt service fund. Miami County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because the local homestead credit keeps homeowner taxes below the tax cap threshold. The county saw a decrease in local homestead property tax credit rates in 2010, however, because of a decrease in the local income tax revenues which fund them.

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



Net tax bills for all taxpayers increased 0.2% in Miami County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 16.6% increase in tax bills. This large increase was due mainly to new investment. Existing apartment parcels declined by 16.4%, caused mainly by the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 13.9% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 2.0% and 6.0% decrease, respectively, in tax bills in

2010. This was mainly due to the tightening of the tax caps from 3.5% to 3%.

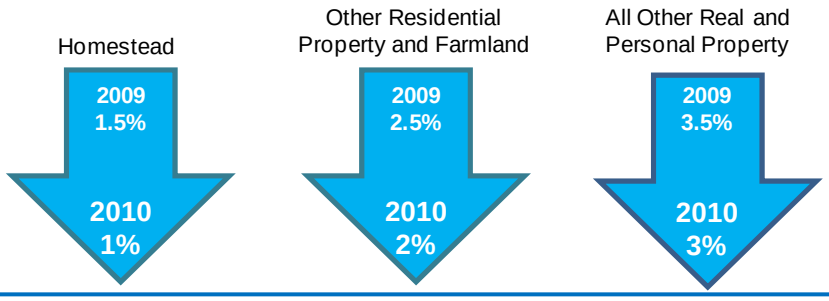
Agricultural business property saw a 7.5% increase in tax payments in 2010 because of the Miami County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Miami County in 2010 amounted to 8.7% of the total property tax levy. The statewide average was 6.3%. The larger percentage loss in the county was partly due to slightly higher-than-average tax rates in Miami County. Net tax rates, after LOIT-funded property tax replacement credits, exceeded $2 in 8 of 22 taxing districts, which qualified a large amount of residential property for circuit breaker credits at the 2% cap. Net tax rates exceeded $3 in 4 taxing districts where about one half of the commercial or industrial property assessed value is located. This property, in the 3% tax cap category, qualified for credits. Neither Miami County net tax rates nor home values were high enough for more than a few homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Miami County Total $2,089,488

1%	2%	3%	Elderly
$1,815	$1,094,403	$985,548	$7,723
0.1%	52.4%	47.2%	0.4%

Miami County, Peru City, and the Peru Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, Peru City and the Peru Public Library lost the most, at 17.2% and 18.9%, respectively. Losses were greatest for units that overlapped the Peru City, because its tax districts had the highest tax rates.

The Effects of Recession

In Miami County the recession has had a large effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.9% in December 2007 to 14.0% in July 2009. Job losses and income declines contributed to a 4.9% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Miami County in 2010.

Miami County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	956,459,290	932,354,600	-2.5%
Other Residential	134,533,300	133,273,100	-0.9%
Ag Business/Land	262,827,600	271,873,300	3.4%
Business Real/Personal	323,834,460	325,391,370	0.5%
Total	**$1,677,654,650**	**$1,662,892,370**	**-0.9%**

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

In Miami County, the gross assessed value of business real and personal property grew by 0.5% in 2010. Most other assessment categories decreased, and total gross assessed value in Miami County fell 0.9%. This was lower than the state average increase of 0.6%.

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

Miami County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*32,939,347*	*35,170,602*	*22,243,438*	*23,584,392*	*6.8%*	*-36.8%*	*6.0%*
State Unit	27,835	29,346	0	0	5.4%	-100.0%	
Miami County	7,757,947	7,700,961	5,369,432	5,738,100	-0.7%	-30.3%	6.9%
Allen Township	17,723	15,426	15,832	28,162	-13.0%	2.6%	77.9%
Butler Township	11,501	12,350	12,826	13,300	7.4%	3.9%	3.7%
Clay Township	18,090	18,791	19,691	20,402	3.9%	4.8%	3.6%
Deer Creek Township	20,291	21,374	22,619	23,451	5.3%	5.8%	3.7%
Erie Township	13,477	14,516	15,041	15,619	7.7%	3.6%	3.8%
Harrison Township	14,765	15,669	16,294	7,846	6.1%	4.0%	-51.8%
Jackson Township	27,218	28,685	30,248	31,378	5.4%	5.4%	3.7%
Jefferson Township	36,809	38,539	40,898	42,412	4.7%	6.1%	3.7%
Perry Township	21,674	23,262	24,908	25,792	7.3%	7.1%	3.5%
Peru Township	186,568	112,522	119,125	123,489	-39.7%	5.9%	3.7%
Pipe Creek Township	44,079	41,637	44,006	46,375	-5.5%	5.7%	5.4%
Richland Township	15,395	16,016	17,054	17,703	4.0%	6.5%	3.8%
Union Townshp	16,168	17,835	19,392	20,114	10.3%	8.7%	3.7%
Washington Township	49,198	52,899	54,973	57,055	7.5%	3.9%	3.8%
Peru Civil City	4,829,852	5,974,014	5,846,332	6,010,782	23.7%	-2.1%	2.8%
Amboy Civil Town	34,440	35,950	33,100	33,100	4.4%	-7.9%	0.0%
Bunker Hill Civil Town	162,461	174,411	181,664	187,884	7.4%	4.2%	3.4%
Converse Civil Town	208,998	224,728	200,784	221,656	7.5%	-10.7%	10.4%
Denver Civil Town	16,300	17,805	4,361	20,102	9.2%	-75.5%	360.9%
Macy Civil Town	12,206	13,761	14,585	14,584	12.7%	6.0%	0.0%
Maconaquah School Corp	6,526,951	7,330,606	3,393,344	3,072,154	12.3%	-53.7%	-9.5%
North Miami Consolidated School Corp	3,817,805	4,132,642	2,009,099	2,291,244	8.2%	-51.4%	14.0%
Oak Hill United School Corp	1,538,969	1,359,588	842,063	813,417	-11.7%	-38.1%	-3.4%
Peru Community School Corp	7,097,302	7,334,594	3,488,102	4,281,282	3.3%	-52.4%	22.7%
Converse Public Library	63,098	67,923	70,605	73,371	7.6%	3.9%	3.9%
Peru Public Library	344,134	333,845	334,264	353,618	-3.0%	0.1%	5.8%
Miami County Solid Waste Mgt Dist	0	0	0	0			
Converse Town Redevelopment Comm	8,093	10,907	2,796	0	34.8%	-74.4%	-100.0%
Miami County Redevelopment (Grissom)	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
52001	Allen Township	1.6776	11.0978%	4.9302%	4.8775%	44.0613%	--	32.0505%	10.6453%	0.0000
52002	Macy Town	2.2761	11.0978%	4.9302%	5.8595%	7.0865%	--	32.0505%	10.6453%	0.6448
52003	Butler Township	1.4310	11.0978%	4.9302%	4.6356%	23.1718%	--	32.0505%	10.6453%	0.1927
52004	Clay Township	1.4424	11.0978%	4.9302%	4.6622%	21.5016%	--	32.0505%	10.6453%	0.2180
52005	Deer Creek Township	1.4390	11.0978%	4.9302%	4.6124%	12.1744%	--	32.0505%	10.6453%	0.3524
52006	Erie Township	1.9098	11.0978%	4.9302%	3.2929%	2.7880%	--	32.0505%	10.6453%	0.6722
52007	Harrison Township	1.4175	11.0978%	4.9302%	4.6036%	20.5553%	--	32.0505%	10.6453%	0.2285
52009	Jackson Township	2.1229	11.0978%	4.9302%	3.8415%	48.5325%	--	32.0505%	10.6453%	0.0000
52010	Amboy Town	2.6099	11.0978%	4.9302%	4.6481%	16.8447%	--	32.0505%	10.6453%	0.5163
52011	Converse Town	3.7178	11.0978%	4.9302%	5.6470%	23.9441%	--	32.0505%	10.6453%	0.4344
52012	Jefferson Township	1.6378	11.0978%	4.9302%	5.0392%	8.3658%	--	32.0505%	10.6453%	0.4565
52013	Denver Town	1.9152	11.0978%	4.9302%	4.7061%	2.2450%	--	32.0505%	10.6453%	0.6574
52014	Perry Township	1.6194	11.0978%	4.9302%	5.0056%	29.2941%	--	32.0505%	10.6453%	0.1130
52015	Peru Township	2.6805	11.0978%	4.9302%	2.2775%	17.8161%	--	32.0505%	10.6453%	0.5678
52016	Peru City-Peru Township	4.2846	11.0978%	4.9302%	4.0213%	24.7307%	--	32.0505%	10.6453%	0.5366
52017	Pipe Creek Township	1.4327	11.0978%	4.9302%	4.6396%	30.3119%	--	32.0505%	10.6453%	0.0906
52018	Bunker Hill Town	2.9666	11.0978%	4.9302%	6.3771%	1.4532%	--	32.0505%	10.6453%	0.9922
52019	Richland Township	1.6104	11.0978%	4.9302%	4.9888%	4.3973%	--	32.0505%	10.6453%	0.5136
52020	Union Township	1.6355	11.0978%	4.9302%	5.0350%	4.1665%	--	32.0505%	10.6453%	0.5246
52021	Washington Township	1.4728	11.0978%	4.9302%	4.6286%	22.6992%	--	32.0505%	10.6453%	0.2054
52022	Peru City-Annex-Washington Twp	3.8314	11.0978%	4.9302%	4.6009%	0.0034%	--	32.0505%	10.6453%	1.4050
52023	Peru City South-Washington Twp	4.2797	11.0978%	4.9302%	3.9814%	4.9427%	--	32.0505%	10.6453%	1.3846

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Miami County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*1,815*	*1,091,556*	*974,763*	*7,723*	*2,075,856*	*23,584,392*	*8.8%*
TIF Total	*0*	*2,847*	*10,784*	*0*	*13,631*	*315,560*	*4.3%*
County Total	*1,815*	*1,094,403*	*985,548*	*7,723*	*2,089,488*	*23,899,952*	*8.7%*
Miami County	257	152,451	130,879	2,114	285,700	5,738,100	5.0%
Allen Township	0	0	0	1	1	28,162	0.0%
Butler Township	0	0	0	0	0	13,300	0.0%
Clay Township	0	0	0	10	10	20,402	0.0%
Deer Creek Township	0	0	0	4	4	23,451	0.0%
Erie Township	0	0	0	18	18	15,619	0.1%
Harrison Township	0	0	0	1	1	7,846	0.0%
Jackson Township	0	302	95	3	400	31,378	1.3%
Jefferson Township	0	0	0	80	80	42,412	0.2%
Perry Township	0	0	0	5	5	25,792	0.0%
Peru Township	0	8,687	9,175	35	17,897	123,489	14.5%
Pipe Creek Township	1	114	0	9	124	46,375	0.3%
Richland Township	0	0	0	8	8	17,703	0.0%
Union Townshp	0	0	0	6	6	20,114	0.0%
Washington Township	15	1,545	277	6	1,842	57,055	3.2%
Peru Civil City	901	529,714	504,789	1,130	1,036,534	6,010,782	17.2%
Amboy Civil Town	0	263	0	26	289	33,100	0.9%
Bunker Hill Civil Town	74	10,832	0	168	11,074	187,884	5.9%
Converse Civil Town	0	18,805	6,152	91	25,047	221,656	11.3%
Denver Civil Town	0	0	0	47	47	20,102	0.2%
Macy Civil Town	0	0	0	15	15	14,584	0.1%
Maconaquah School Corp	113	9,110	327	607	10,157	3,072,154	0.3%
North Miami Consolidated School Corp	0	0	0	1,715	1,715	2,291,244	0.1%
Oak Hill United School Corp	0	16,317	5,116	143	21,575	813,417	2.7%
Peru Community School Corp	395	308,205	284,478	1,425	594,503	4,281,282	13.9%
Converse Public Library	0	1,472	461	13	1,946	73,371	2.7%
Peru Public Library	59	33,739	33,016	45	66,859	353,618	18.9%
Miami County Solid Waste Mgt Dist	0	0	0	0	0	0	
Converse Town Redevelopment Comm	0	0	0	0	0	0	
Miami County Redevelopment (Grissom)	0	0	0	0	0	0	
TIF - Converse TIF	0	2,847	10,784	0	13,631	155,113	8.8%
TIF - Pipe Creek TIF	0	0	0	0	0	160,447	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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Monroe County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Monroe County

The average homeowner saw an 11.3% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 21.9% lower than they were in 2007, before the property tax reforms.

93.7% of homeowners saw lower tax bills in 2010 than in 2007.

75.8% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

The largest percentage of homeowners have seen between a 10% and 29% decrease in their tax bills from 2007 to 2010.

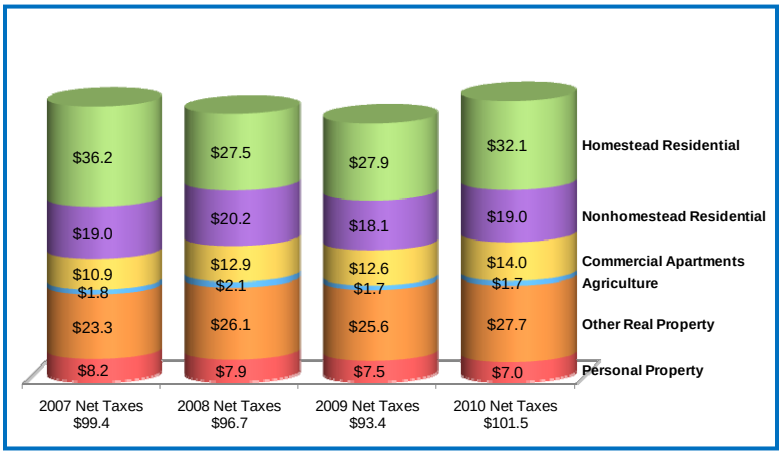
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	20,284	85.3%	1,434	6.0%
No Change	194	0.8%	64	0.3%
Lower Tax Bill	3,297	13.9%	22,277	93.7%
Average Change in Tax Bill	**11.3%**		**-21.9%**	
Detailed Change in Tax Bill				
20% or More	2,262	9.5%	546	2.3%
10% to 19%	14,674	61.7%	304	1.3%
1% to 9%	3,348	14.1%	584	2.5%
0%	194	0.8%	64	0.3%
-1% to -9%	2,861	12.0%	1,683	7.1%
-10% to -19%	166	0.7%	6,521	27.4%
-20% to -29%	77	0.3%	6,319	26.6%
-30% to -39%	60	0.3%	4,134	17.4%
-40% to -49%	29	0.1%	2,164	9.1%
-50% to -59%	19	0.1%	662	2.8%
-60% to -69%	12	0.1%	276	1.2%
-70% to -79%	9	0.0%	160	0.7%
-80% to -89%	8	0.0%	117	0.5%
-90% to -99%	5	0.0%	78	0.3%
-100%	51	0.2%	163	0.7%
Total	**23,775**	**100.0%**	**23,775**	**100.0%**

Note: Percentages may not total due to rounding.

Monroe County Overview

The much larger-than-average increase in homeowner tax bills had two main causes. Property tax levies increased 8.7% in Monroe County in 2010, more than the state average increase of 2.4%. The largest increases were in the Bloomington City general fund, the Monroe County Community School Corporation debt service and capital projects funds, and the Monroe County Public Library general fund. Monroe County homeowners also benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Monroe County tax rates tend to be lower than the state average. The county provides a small local homestead credit.

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



Net tax bills for all taxpayers increased 8.6% in Monroe County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw an 11.1% increase in tax bills. This increase was due mainly to the higher property tax levies and to an increase in assessed value. The higher tax levies also affected nonhomestead residential property (mostly small rental residences), which saw a 4.5% increase in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw an 8.2% increase and a 6.3% decrease, respectively, in tax bills in 2010. These changes in tax bills were mainly due to the increase in Monroe County property tax levies and changes in assessed value. After

deductions and exemptions, business real property net assessed value grew by 1.8%, while personal property net assessed value declined by 9.9%. Agricultural business property saw a 4.1% decrease in tax payments in 2010, mainly due to reclassification of property. Taxes for parcels that were classified as agricultural in both 2009 and 2010 grew by 6.5% because of levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010

Tax Cap Credits

Tax cap credits in Monroe County in 2010 amounted to 0.2% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was mainly due to much lower-than-average tax rates in Monroe County. No properties qualified for credits under the 2% or 3% caps because all district tax rates were less than $2. The higher-than-average home values in Monroe County resulted in a small number of credits for homesteads in the 1% cap category. A large portion of the circuit breaker credits in Monroe County was allocated to low-income, elderly homeowners under the 2% annual growth limit for their net taxes.

2010 Circuit Breaker Credits by Cap Category
Monroe County Total $174,392

1%	2%	3%	Elderly
$99,239	$0	$0	$75,152
56.9%	0.0%	0.0%	43.1%

Monroe County, Bloomington City, and the Monroe County Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Stinesville lost the most, at 0.9%.

The Effects of Recession

In Monroe County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 3.3% in December 2007 to 6.8% in July 2009. Despite job losses, local income tax revenue grew by 2.5%.

Monroe County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	4,846,938,787	4,980,506,913	2.8%
Other Residential	1,745,883,500	1,823,738,200	4.5%
Ag Business/Land	126,010,800	128,604,500	2.1%
Business Real/Personal	2,876,475,063	2,845,109,897	-1.1%
Total	**$9,595,308,150**	**$9,777,959,510**	**1.9%**

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

In Monroe County, the gross assessed value of business real and personal property fell 1.1% in 2010. Other assessment categories increased, and total gross assessed value in Monroe County rose 1.9%. This was higher than the state average increase of 0.6 %.

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

Monroe County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*130,069,003*	*139,695,441*	*88,998,327*	*96,705,044*	*7.4%*	*-36.3%*	*8.7%*
State Unit	152,322	161,865	0	0	6.3%	-100.0%	
Monroe County	23,324,293	25,628,661	19,772,568	20,387,067	9.9%	-22.8%	3.1%
Bean Blossom Township	76,658	80,200	78,206	81,812	4.6%	-2.5%	4.6%
Benton Township	194,522	157,403	179,067	173,620	-19.1%	13.8%	-3.0%
Bloomington Township	937,815	971,241	914,775	1,219,245	3.6%	-5.8%	33.3%
Clear Creek Township	142,267	147,424	148,342	164,044	3.6%	0.6%	10.6%
Indian Creek Township	56,033	56,533	59,563	61,800	0.9%	5.4%	3.8%
Perry Township	439,361	501,201	535,453	593,837	14.1%	6.8%	10.9%
Polk Township	35,475	36,981	38,445	39,894	4.2%	4.0%	3.8%
Richland Township	585,295	606,039	558,985	597,336	3.5%	-7.8%	6.9%
Salt Creek Township	52,673	54,540	147,536	156,960	3.5%	170.5%	6.4%
Van Buren Township	930,849	954,560	1,110,891	1,140,071	2.5%	16.4%	2.6%
Washington Township	59,103	60,411	62,677	65,478	2.2%	3.8%	4.5%
Bloomington Civil City	23,874,084	24,246,828	22,924,089	24,383,956	1.6%	-5.5%	6.4%
Ellettsville Civil Town	1,176,475	1,094,772	1,171,801	1,314,547	-6.9%	7.0%	12.2%
Stinesville Civil Town	6,895	7,229	6,767	7,371	4.8%	-6.4%	8.9%
Richland-Bean Blossom Comm School Corp	11,134,491	12,601,033	5,558,382	4,846,369	13.2%	-55.9%	-12.8%
Monroe County Community School Corp	57,232,389	61,312,734	25,644,864	30,378,122	7.1%	-58.2%	18.5%
Monroe County Public Library	5,673,991	6,346,465	5,678,791	7,131,851	11.9%	-10.5%	25.6%
Bloomington Transportation	895,278	926,385	961,761	997,702	3.5%	3.8%	3.7%
Perry-Clear Creek Fire Protection	1,065,286	1,211,770	1,089,245	1,345,557	13.8%	-10.1%	23.5%
Monroe County Solid Waste Mgt Dist	1,243,962	1,638,885	1,432,965	1,618,405	31.7%	-12.6%	12.9%
Bloomington City Redevelopment	615,529	692,915	718,157	0	12.6%	3.6%	-100.0%
Monroe County Redevelopment Comm	163,957	199,366	204,997	0	21.6%	2.8%	-100.0%

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
53001	Bean Blossom Township	1.2759	--	3.5900%	3.0011%	--	--	--	--	1.1918
53002	Stinesville Town	1.4412	--	3.5900%	3.7138%	--	--	--	--	1.3359
53003	Benton Township	1.1341	--	3.5900%	3.1924%	--	--	--	--	1.0572
53004	Bloomington Township	1.3981	--	3.5900%	3.8073%	--	--	--	--	1.2947
53005	Bloomington City-Bloomington Twp	1.8582	--	3.5900%	4.6971%	--	--	--	--	1.7042
53006	Clear Creek Township	1.2486	--	3.5900%	3.6517%	--	--	--	--	1.1582
53007	Indian Creek Township	1.1449	--	3.5900%	3.3415%	--	--	--	--	1.0655
53008	Perry Township	1.2153	--	3.5900%	3.5792%	--	--	--	--	1.1282
53009	Bloomington City-Perry Township	1.8596	--	3.5900%	4.7195%	--	--	--	--	1.7051
53010	Polk Township	1.3499	--	3.5900%	4.1551%	--	--	--	--	1.2453
53011	Richland Township	1.3219	--	3.5900%	3.0857%	--	--	--	--	1.2337
53012	Bloomington City-Richland Twp	1.9917	--	3.5900%	4.5188%	--	--	--	--	1.8302
53013	Elletsville Town	1.9814	--	3.5900%	3.8689%	--	--	--	--	1.8336
53014	Salt Creek Township	1.1928	--	3.5900%	2.9226%	--	--	--	--	1.1151
53015	Van Buren Township	1.2991	--	3.5900%	3.3603%	--	--	--	--	1.2088
53016	Bloomington City-Van Buren Twp	1.8938	--	3.5900%	4.7969%	--	--	--	--	1.7350
53017	Washington Township	1.1102	--	3.5900%	3.3121%	--	--	--	--	1.0336
53018	Ellettsville Bean Blossom	1.9828	--	3.5900%	3.8594%	--	--	--	--	1.8351

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Monroe County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*98,700*	*0*	*0*	*74,582*	*173,282*	*96,705,044*	*0.2%*
TIF Total	*540*	*0*	*0*	*571*	*1,110*	*7,613,942*	*0.0%*
County Total	*99,239*	*0*	*0*	*75,152*	*174,392*	*104,318,986*	*0.2%*
Monroe County	19,884	0	0	16,197	36,081	20,387,067	0.2%
Bean Blossom Township	104	0	0	13	117	81,812	0.1%
Benton Township	57	0	0	156	212	173,620	0.1%
Bloomington Township	1,579	0	0	1,810	3,390	1,219,245	0.3%
Clear Creek Township	172	0	0	103	276	164,044	0.2%
Indian Creek Township	77	0	0	73	150	61,800	0.2%
Perry Township	698	0	0	437	1,134	593,837	0.2%
Polk Township	32	0	0	29	61	39,894	0.2%
Richland Township	533	0	0	85	618	597,336	0.1%
Salt Creek Township	88	0	0	72	160	156,960	0.1%
Van Buren Township	1,048	0	0	1,908	2,956	1,140,071	0.3%
Washington Township	9	0	0	65	75	65,478	0.1%
Bloomington Civil City	26,257	0	0	15,364	41,621	24,383,956	0.2%
Ellettsville Civil Town	3,231	0	0	1,867	5,097	1,314,547	0.4%
Stinesville Civil Town	40	0	0	27	67	7,371	0.9%
Richland-Bean Blossom Comm School Corp	6,075	0	0	2,019	8,094	4,846,369	0.2%
Monroe County Community School Corp	28,538	0	0	25,617	54,155	30,378,122	0.2%
Monroe County Public Library	6,956	0	0	5,666	12,622	7,131,851	0.2%
Bloomington Transportation	1,074	0	0	629	1,703	997,702	0.2%
Perry-Clear Creek Fire Protection	668	0	0	1,160	1,828	1,345,557	0.1%
Monroe County Solid Waste Mgt Dist	1,579	0	0	1,286	2,864	1,618,405	0.2%
Bloomington City Redevelopment	0	0	0	0	0	0	
Monroe County Redevelopment Comm	0	0	0	0	0	0	
TIF - Bloomington Township	76	0	0	0	76	43,886	0.2%
TIF - Bloomington City-Bloomington Twp	0	0	0	568	568	2,927,662	0.0%
TIF - Perry Township	0	0	0	0	0	283,436	0.0%
TIF - Bloomington City-Perry Twp	463	0	0	2	466	2,512,615	0.0%
TIF - Richland Township	0	0	0	0	0	1,050,058	0.0%
TIF - Bloomington City-Richland Twp	0	0	0	0	0	796,286	0.0%

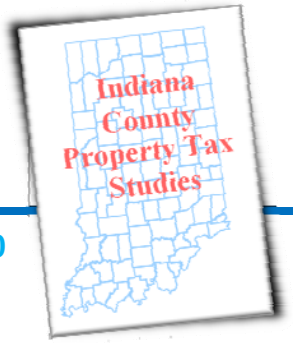
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Montgomery County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Montgomery County

	2009 to 2010 Number of Homesteads	2009 to 2010 % Share of Total	2007 to 2010 Number of Homesteads	2007 to 2010 % Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	8,057	86.0%	45	0.5%
No Change	701	7.5%	32	0.3%
Lower Tax Bill	606	6.5%	9,287	99.2%
Average Change in Tax Bill	**85.0%**		**-85.2%**	
Detailed Change in Tax Bill				
20% or More	7,024	75.0%	36	0.4%
10% to 19%	268	2.9%	5	0.1%
1% to 9%	765	8.2%	4	0.0%
0%	701	7.5%	32	0.3%
-1% to -9%	241	2.6%	8	0.1%
-10% to -19%	199	2.1%	17	0.2%
-20% to -29%	36	0.4%	26	0.3%
-30% to -39%	21	0.2%	20	0.2%
-40% to -49%	15	0.2%	60	0.6%
-50% to -59%	13	0.1%	118	1.3%
-60% to -69%	15	0.2%	342	3.7%
-70% to -79%	10	0.1%	1,008	10.8%
-80% to -89%	17	0.2%	4,433	47.3%
-90% to -99%	5	0.1%	2,868	30.6%
-100%	34	0.4%	387	4.1%
Total	**9,364**	**100.0%**	**9,364**	**100.0%**

Note: Percentages may not total due to rounding.

The average homeowner saw an 85.0% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 85.2% lower than they were in 2007, before the property tax reforms.

99.2% of homeowners saw lower tax bills in 2010 than in 2007.

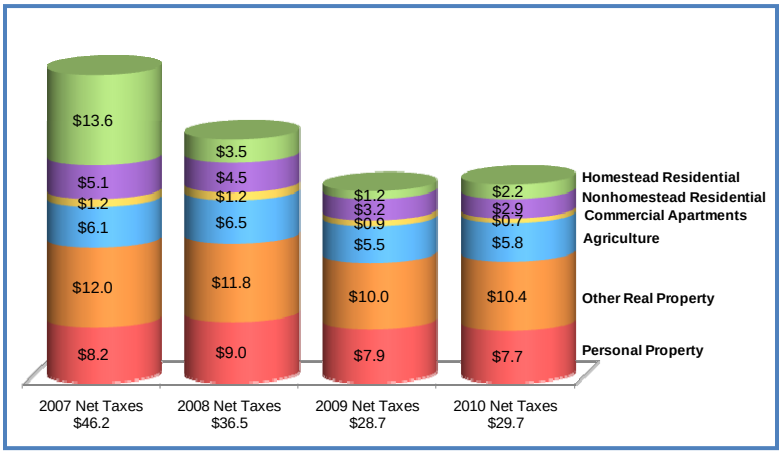
75% of homeowners saw tax increases of 20% or more from 2009 to 2010.

The largest percentage of homeowners have seen between an 80% and 99% decrease in their tax bills from 2007 to 2010.

Montgomery County Overview

The much larger-than-average increase in homeowner tax bills was mainly due to changes in the local property tax credits, which are funded by local income taxes. The local homestead credit remains very large, but it was somewhat smaller than in 2009. Montgomery County homeowner taxes are low, so even small-dollar tax increases will produce large percentage tax increases. However, property tax levies increased 11.3% in Montgomery County in 2010, much more than the state average increase of 2.4%. The largest levy increases were for the county jail lease rental fund, the Crawfordsville City general and park and recreation funds, and the Crawfordsville School Corporation debt service fund. Montgomery County homeowners did not benefit from the one percent property tax cap, because the substantial local homestead credits kept homeowner tax bills below the tax cap threshold.

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



Net tax bills for all taxpayers increased 4.2% in Montgomery County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 22.9% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 7.8% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 4.3% increase

and a 1.5% decrease, respectively, in tax bills in 2010. These changes in tax bills were mainly due to the increase in property tax levies and changes in personal property assessed value. After deductions and exemptions, net assessments for business real property remained flat while business personal property net assessments declined by 3.7%. The tightening of the tax caps from 3.5% to 3% also contributed to the tax changes for commercial and industrial property.

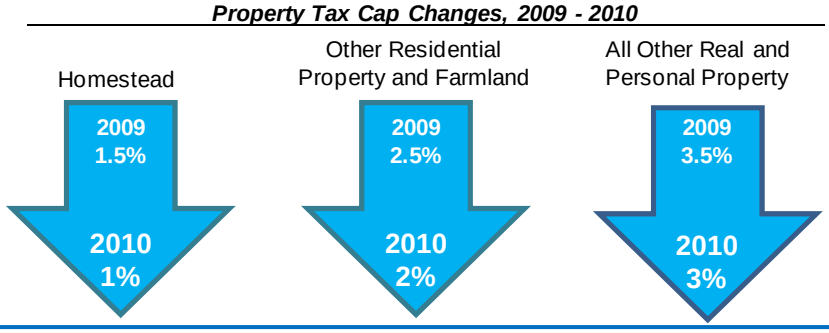
Agricultural business property saw a 5.6% increase in tax payments in 2010 because of the Montgomery County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Montgomery County in 2010 amounted to 6.7% of the total property tax levy. The statewide average was similar at 6.3%. Nonhomestead residential property and farmland qualified for circuit breakers in 12 of 30 total tax districts where the tax rate exceeded $2. Thirty percent of business real and personal property assessed value is situated in the only tax district in the county with a tax rate over $3. This property qualifies for circuit breaker credits in the 3% tax cap category. Neither Montgomery County tax rates nor home values were high enough for any homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Montgomery County Total $2,713,556

1%	2%	3%	Elderly
$0	$1,636,767	$985,674	$91,115
0.0%	60.3%	36.3%	3.4%

Montgomery County, Crawfordsville City, and the Crawfordsville Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the Crawfordsville School Corporation lost the most, at 16.2%. Losses were greatest for units that overlapped Crawfordsville, because its tax districts had the highest tax rates.

The Effects of Recession

In Montgomery County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 3.7% in December 2007 to 10.6% in July 2009. Job losses and income declines contributed to a 0.4% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Montgomery County in 2010.

Montgomery County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,158,851,800	1,175,403,400	1.4%
Other Residential	173,984,400	175,230,600	0.7%
Ag Business/Land	384,773,100	403,279,200	4.8%
Business Real/Personal	1,121,052,280	1,144,352,182	2.1%
Total	**$2,838,661,580**	**$2,898,265,382**	**2.1%**

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

In Montgomery County, the gross assessed value of business real and personal property increased 2.1% in 2010. Other assessment categories increased, and total gross assessed value in Montgomery County rose 2.1%. This was higher than the state average increase of 0.6%.

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

Montgomery County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*57,753,226*	*56,939,232*	*35,445,236*	*39,461,256*	*-1.4%*	*-37.7%*	*11.3%*
State Unit	44,481	47,454	0	0	6.7%	-100.0%	
Montgomery County	10,204,579	9,453,161	5,900,022	7,206,837	-7.4%	-37.6%	22.1%
Brown Township	44,947	46,206	58,592	63,079	2.8%	26.8%	7.7%
Clark Township	31,148	31,982	32,499	33,680	2.7%	1.6%	3.6%
Coal Creek Township	125,634	91,822	101,959	104,378	-26.9%	11.0%	2.4%
Franklin Township	29,722	31,442	30,386	32,031	5.8%	-3.4%	5.4%
Madison Township	130,154	131,681	139,263	145,366	1.2%	5.8%	4.4%
Ripley Township	62,548	51,737	107,241	72,779	-17.3%	107.3%	-32.1%
Scott Township	30,975	31,692	32,517	33,829	2.3%	2.6%	4.0%
Sugar Creek Township	17,609	18,069	18,613	19,300	2.6%	3.0%	3.7%
Union Township	488,792	500,364	490,292	510,929	2.4%	-2.0%	4.2%
Walnut Township	34,180	35,085	34,968	35,920	2.6%	-0.3%	2.7%
Wayne Township	86,055	69,351	75,149	36,774	-19.4%	8.4%	-51.1%
Crawfordsville Civil City	7,188,139	7,441,264	6,514,365	7,304,911	3.5%	-12.5%	12.1%
Alamo Civil Town	4,889	5,045	4,408	5,058	3.2%	-12.6%	14.7%
Darlington Civil Town	69,789	72,224	70,184	73,491	3.5%	-2.8%	4.7%
Ladoga Civil Town	109,399	112,874	146,417	155,061	3.2%	29.7%	5.9%
Linden Civil Town	74,328	72,711	59,618	41,732	-2.2%	-18.0%	-30.0%
New Market Civil Town	47,030	49,942	47,047	50,961	6.2%	-5.8%	8.3%
Waveland Civil Town	26,141	27,791	28,949	30,064	6.3%	4.2%	3.9%
Waynetown Civil Town	69,066	71,369	73,065	75,553	3.3%	2.4%	3.4%
Wingate Civil Town	59,791	53,288	47,019	47,018	-10.9%	-11.8%	0.0%
New Richmond Civil Town	57,159	58,523	61,598	63,939	2.4%	5.3%	3.8%
New Ross Civil Town	27,855	28,474	29,386	30,335	2.2%	3.2%	3.2%
North Montgomery Community School Corp	12,517,144	11,442,464	6,085,075	6,119,137	-8.6%	-46.8%	0.6%
South Montgomery Community School Corp	12,160,451	12,290,008	7,766,421	7,751,485	1.1%	-36.8%	-0.2%
Crawfordsville Community School Corp	12,223,252	12,699,664	5,684,750	7,594,478	3.9%	-55.2%	33.6%
Crawfordsville Public Library	1,461,759	1,682,119	1,505,790	1,509,921	15.1%	-10.5%	0.3%
Darlington Public Library	52,250	54,179	55,136	58,459	3.7%	1.8%	6.0%
Ladoga Public Library	40,454	41,797	44,056	45,584	3.3%	5.4%	3.5%
Linden Public Library	175,249	133,168	135,694	141,964	-24.0%	1.9%	4.6%
Waveland Public Library	58,257	62,282	64,757	67,203	6.9%	4.0%	3.8%
West Central Indiana Solid Waste Mgt Dist	0	0	0	0			
Crawfordsville Redevelopment Comm	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
54001	Brown Township	1.5776	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.2437
54003	Brown Township-LR Conservancy	1.5776	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.2437
54004	New Market Town-Brown Township	2.0101	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.3104
54005	Waveland Town	1.9115	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.2952
54006	Waveland Town-LR Conservancy	1.9115	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.2952
54007	Clark Township	1.5029	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.2321
54009	Ladoga Town	2.2420	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.3463
54011	Coal Creek Township	1.4315	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.2211
54012	Wingate Town	2.2444	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.3466
54013	New Richmond Town	2.4107	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.3723
54014	Franklin Township	1.4153	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.2186
54015	Darlington Town	2.0106	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.3105
54016	Madison Township	1.5448	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.2386
54017	Linden Town	1.8253	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.2819
54018	Ripley Township	1.5564	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.2404
54019	Alamo Town	2.0432	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.3156
54020	Scott Township	1.4501	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.2240
54022	New Market Town-Scott Township	1.9057	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.2943
54023	Sugar Creek Township	1.3402	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.2070
54024	Union Township-N Montgomery Schl	1.4813	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.2288
54025	Union Township-S Montgomery Schl	1.5719	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.2428
54027	Union Township-Crawfordsville Schl	2.4150	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.3730
54028	Crawfordsville City-N Montgomery Sch	2.6978	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.4167
54029	Crawfordsville City-S Montgomery Schl	2.7884	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.4307
54030	Crawfordsville City-Crawfordsville Schl	3.6315	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.5609
54031	New Market-Union Township	2.0430	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.3155
54032	Walnut Township	1.4459	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.2233
54034	New Ross Town	2.0221	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.3123
54036	Wayne Township	1.3500	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.2085
54037	Waynetown Town	1.9296	3.5321%	4.6394%	--	8.4661%	--	67.9180%	--	0.2980

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Montgomery County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*0*	*1,581,013*	*875,902*	*86,399*	*2,543,314*	*39,461,256*	*6.4%*
TIF Total	*0*	*55,754*	*109,772*	*4,716*	*170,242*	*1,073,535*	*15.9%*
County Total	*0*	*1,636,767*	*985,674*	*91,115*	*2,713,556*	*40,534,791*	*6.7%*
Montgomery County	0	173,106	93,102	13,168	279,375	7,206,837	3.9%
Brown Township	0	0	0	65	65	63,079	0.1%
Clark Township	0	197	0	47	244	33,680	0.7%
Coal Creek Township	0	104	0	48	152	104,378	0.1%
Franklin Township	0	0	0	33	33	32,031	0.1%
Madison Township	0	0	0	49	49	145,366	0.0%
Ripley Township	0	0	0	102	102	72,779	0.1%
Scott Township	0	0	0	27	27	33,829	0.1%
Sugar Creek Township	0	0	0	7	7	19,300	0.0%
Union Township	0	9,183	4,848	1,002	15,032	510,929	2.9%
Walnut Township	0	0	0	27	27	35,920	0.1%
Wayne Township	0	0	0	96	96	36,774	0.3%
Crawfordsville Civil City	0	542,794	304,003	20,451	867,249	7,304,911	11.9%
Alamo Civil Town	0	0	0	0	0	5,058	0.0%
Darlington Civil Town	0	0	0	212	212	73,491	0.3%
Ladoga Civil Town	0	4,791	0	489	5,281	155,061	3.4%
Linden Civil Town	0	0	0	72	72	41,732	0.2%
New Market Civil Town	0	0	0	299	299	50,961	0.6%
Waveland Civil Town	0	0	0	48	48	30,064	0.2%
Waynetown Civil Town	0	0	0	430	430	75,553	0.6%
Wingate Civil Town	0	1,191	0	67	1,258	47,018	2.7%
New Richmond Civil Town	0	2,187	0	47	2,234	63,939	3.5%
New Ross Civil Town	0	0	0	124	124	30,335	0.4%
North Montgomery Community School Corp	0	24,396	0	9,915	34,311	6,119,137	0.6%
South Montgomery Community School Corp	0	9,227	0	7,917	17,144	7,751,485	0.2%
Crawfordsville Community School Corp	0	758,171	443,583	27,979	1,229,733	7,594,478	16.2%
Crawfordsville Public Library	0	55,255	30,367	3,402	89,023	1,509,921	5.9%
Darlington Public Library	0	0	0	70	70	58,459	0.1%
Ladoga Public Library	0	411	0	74	485	45,584	1.1%
Linden Public Library	0	0	0	48	48	141,964	0.0%
Waveland Public Library	0	0	0	85	85	67,203	0.1%
West Central Indiana Solid Waste Mgt Dist	0	0	0	0	0	0	
Crawfordsville Redevelopment Comm	0	0	0	0	0	0	
TIF - Cville OS North	0	102	0	0	102	223,984	0.0%
TIF - Crawfordsville	0	55,653	109,772	4,716	170,140	849,551	20.0%

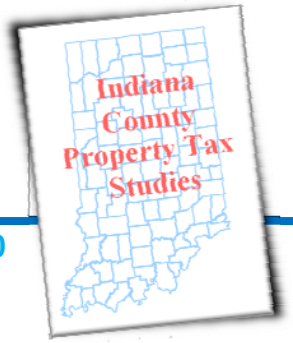
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Morgan County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 3.7% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 52.4% lower than they were in 2007, before the property tax reforms.

Comparable Homestead Property Tax Changes in Morgan County

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	12,045	71.7%	156	0.9%
No Change	227	1.4%	13	0.1%
Lower Tax Bill	4,520	26.9%	16,623	99.0%
Average Change in Tax Bill	**3.7%**		**-52.4%**	
Detailed Change in Tax Bill				
20% or More	1,587	9.5%	95	0.6%
10% to 19%	1,395	8.3%	21	0.1%
1% to 9%	9,063	54.0%	40	0.2%
0%	227	1.4%	13	0.1%
-1% to -9%	2,301	13.7%	96	0.6%
-10% to -19%	1,791	10.7%	208	1.2%
-20% to -29%	178	1.1%	425	2.5%
-30% to -39%	110	0.7%	1,254	7.5%
-40% to -49%	63	0.4%	3,152	18.8%
-50% to -59%	30	0.2%	6,592	39.3%
-60% to -69%	15	0.1%	3,384	20.2%
-70% to -79%	5	0.0%	906	5.4%
-80% to -89%	11	0.1%	270	1.6%
-90% to -99%	3	0.0%	157	0.9%
-100%	13	0.1%	179	1.1%
Total	**16,792**	**100.0%**	**16,792**	**100.0%**

Note: Percentages may not total due to rounding.

99.0% of homeowners saw lower tax bills in 2010 than in 2007.

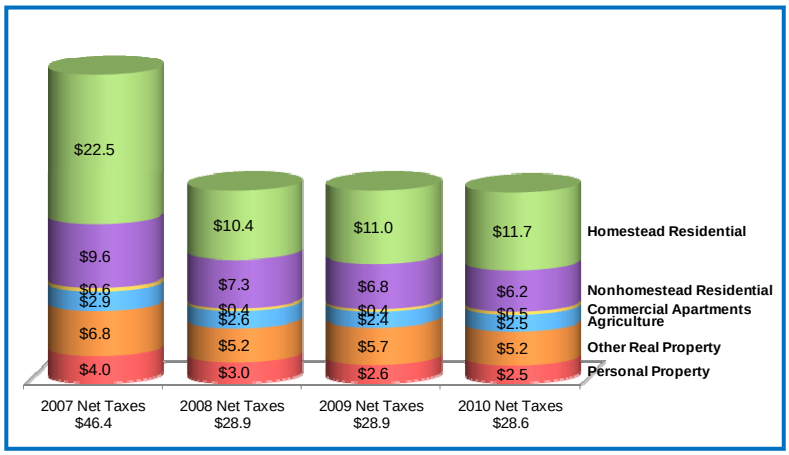
69.1% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 50% and 69% decrease in their tax bills from 2007 to 2010.

Morgan County Overview

The somewhat larger-than-average increase in homeowner tax bills had one principal cause. Morgan County homeowners did not benefit from the one percent property tax cap as much as homeowners in the average county, primarily because Morgan County provides a large local homestead credit. State-funded and LOIT-funded homestead and property tax replacement credit rates were reduced, adding to homestead tax bills. Property tax levies decreased 3.4% in Morgan County in 2010, compared to a state average increase of 2.4%. The largest levy decrease was in the Martinsville City general and road maintenance funds. The county saw a slight decrease in local homestead property tax credit rates because of a decrease in the local income tax revenues which fund these credits.

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



Net tax bills for all taxpayers decreased 1.5% in Morgan County from 2009 to 2010. This was similar to the statewide reduction of 1.4%. In 2010 apartment owners saw a 3.7% increase in tax bills. This increase was due mainly to new investment. Existing apartment parcels declined by 7.8%, mainly due mainly to the levy and tax rate reductions in the county. The levy and rate reductions also affected nonhomestead residential property (mostly small rental residences), which saw an 8.8% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 7.9% and 4.6% decrease, respectively, in tax bills in 2010. This was also mainly because of the decrease in Morgan County

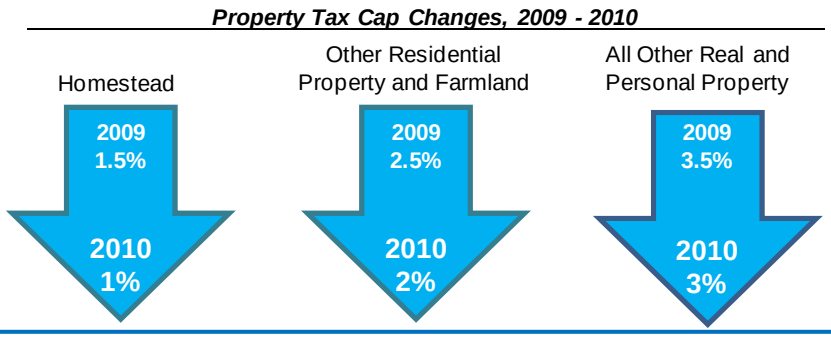
property tax levies. Much of the apartment, nonhomestead residential, and business property is located in Martinsville, where the tax rate declined by 18.6%

Agricultural business property saw a 2.9% increase in tax payments in 2010 because of the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Morgan County in 2010 amounted to 0.1% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was due to much lower-than-average tax rates and significant LOIT-funded property tax replacement credits and homestead credits. No property in the 2% and 3% cap categories qualified for circuit breaker credits because all tax rates in the county were below $2. Net tax rates, after credits, were not high enough for more than a few homesteads to qualify for credits in the 1% category. Most circuit breaker credits were allocated to low-income, elderly homeowners under the 2% annual growth limit for their net taxes. The M.S.D. Martinsville School Corporation lost the most revenue from the tax caps in 2010, at $5,127.

2010 Circuit Breaker Credits by Cap Category
Morgan County Total $29,117

1%	2%	3%	Elderly
$178	$0	$0	$28,939
0.6%	0.0%	0.0%	99.4%

The Effects of Recession

In Morgan County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.3% in December 2007 to 8.4% in July 2009. Job losses and income declines contributed to a 4.8% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Morgan County in 2010.

Morgan County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	3,107,532,700	3,162,041,900	1.8%
Other Residential	540,144,900	554,096,100	2.6%
Ag Business/Land	242,775,600	254,333,000	4.8%
Business Real/Personal	863,481,120	870,166,190	0.8%
Total	**$4,753,934,320**	**$4,840,637,190**	**1.8%**

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

In Morgan County, the gross assessed value of business real and personal property increased 0.8% in 2010. Other assessment categories also increased, and total gross assessed value in Morgan County rose 1.8%. This was higher than the state average increase of 0.6%.

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

Morgan County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*63,262,450*	*64,739,641*	*42,812,773*	*41,351,639*	*2.3%*	*-33.9%*	*-3.4%*
State Unit	78,156	80,170	0	0	2.6%	-100.0%	
Morgan County	9,157,262	8,598,262	6,700,796	6,678,579	-6.1%	-22.1%	-0.3%
Adams Township	26,599	26,274	26,286	26,033	-1.2%	0.0%	-1.0%
Ashland Township	33,872	34,234	30,626	30,580	1.1%	-10.5%	-0.2%
Baker Township	22,095	21,754	20,913	20,948	-1.5%	-3.9%	0.2%
Brown Township	703,173	695,790	718,104	704,897	-1.0%	3.2%	-1.8%
Clay Township	81,727	81,068	78,006	77,638	-0.8%	-3.8%	-0.5%
Green Township	108,175	108,609	105,522	151,934	0.4%	-2.8%	44.0%
Gregg Township	166,390	159,765	182,463	381,002	-4.0%	14.2%	108.8%
Harrison Township	8,889	8,568	8,420	8,584	-3.6%	-1.7%	1.9%
Jackson Township	253,625	170,677	196,737	209,160	-32.7%	15.3%	6.3%
Jefferson Township	71,559	71,990	67,524	66,661	0.6%	-6.2%	-1.3%
Madison Township	1,354,184	1,375,569	1,414,838	1,490,397	1.6%	2.9%	5.3%
Monroe Township	39,329	38,712	38,845	38,360	-1.6%	0.3%	-1.2%
Ray Township	0	45,803	29,929	28,785		-34.7%	-3.8%
Washington Township	743,680	582,881	599,317	721,117	-21.6%	2.8%	20.3%
Martinsville Civil City	4,052,249	3,806,484	5,052,184	3,418,772	-6.1%	32.7%	-32.3%
Mooresville Civil Town	2,802,904	2,751,496	2,742,984	2,758,854	-1.8%	-0.3%	0.6%
Bethany Civil Town	6,196	6,061	6,042	6,042	-2.2%	-0.3%	0.0%
Brooklyn Civil Town	128,078	126,384	123,966	123,988	-1.3%	-1.9%	0.0%
Morgantown Civil Town	183,466	178,284	177,861	178,027	-2.8%	-0.2%	0.1%
Paragon Civil Town	69,234	68,598	55,908	55,896	-0.9%	-18.5%	0.0%
Monrovia Civil Town	57,884	55,748	66,855	68,992	-3.7%	19.9%	3.2%
Nineveh-Hensley-Jackson United School Corp	2,692,845	2,794,818	1,272,666	1,485,658	3.8%	-54.5%	16.7%
Monroe-Gregg School Corp	5,838,472	6,186,826	4,221,837	3,899,641	6.0%	-31.8%	-7.6%
Eminence Consolidated School Corp	1,994,479	2,307,882	1,223,272	1,253,868	15.7%	-47.0%	2.5%
M.S.D. Martinsville School Corp	15,518,061	16,511,487	7,414,586	7,517,195	6.4%	-55.1%	1.4%
Mooresville Consolidated School Corp	15,111,115	15,672,240	7,970,569	7,701,503	3.7%	-49.1%	-3.4%
Morgan County Public Library	1,008,943	1,225,937	1,119,918	1,093,898	21.5%	-8.6%	-2.3%
Mooresville Public Library	682,605	670,979	675,108	704,665	-1.7%	0.6%	4.4%
Harrison Township Fire #7	42,588	42,423	43,552	45,141	-0.4%	2.7%	3.6%
West Central Indiana Solid Waste Mgt Dist	0	0	0	0			
Monroe Township Fire Dist	224,616	233,868	427,139	404,824	4.1%	82.6%	-5.2%
Town Of Mooresville Redevelopment	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
55001	Adams Township	1.1810	31.9451%	5.8033%	--	8.8098%	--	--	--	0.6311
55002	Ashland Township	1.1823	31.9451%	5.8033%	--	1.0359%	--	--	--	0.7238
55003	Baker Township	0.9460	31.9451%	5.8033%	--	4.6861%	--	--	--	0.5446
55004	Brown Township	1.5831	31.9451%	5.8033%	--	1.2762%	--	--	--	0.9653
55005	Mooresville Town	1.8953	31.9451%	5.8033%	--	22.7769%	--	--	--	0.7482
55006	Clay Township	0.9374	31.9451%	5.8033%	--	9.3635%	--	--	--	0.4958
55007	Bethany Town	1.4746	31.9451%	5.8033%	--	0.2441%	--	--	--	0.9144
55008	Brooklyn Town	1.2865	31.9451%	5.8033%	--	0.4794%	--	--	--	0.7947
55009	Green Township	0.9677	31.9451%	5.8033%	--	1.0811%	--	--	--	0.5919
55010	Gregg Township	1.7719	31.9451%	5.8033%	--	1.4846%	--	--	--	1.0767
55011	Harrison Township	1.1416	31.9451%	5.8033%	--	5.5613%	--	--	--	0.6472
55012	Jackson Township	1.3302	31.9451%	5.8033%	--	1.0408%	--	--	--	0.8142
55013	Morgantown Town	1.9354	31.9451%	5.8033%	--	38.0159%	--	--	--	0.4691
55014	Jefferson Township	0.9270	31.9451%	5.8033%	--	2.1257%	--	--	--	0.5574
55015	Madison Township	1.4572	31.9451%	5.8033%	--	1.2639%	--	--	--	0.8887
55016	Monroe Township	1.6939	31.9451%	5.8033%	--	2.9303%	--	--	--	1.0048
55018	Ray Township	0.9391	31.9451%	5.8033%	--	4.1265%	--	--	--	0.5459
55019	Paragon Town	1.3015	31.9451%	5.8033%	--	1.4177%	--	--	--	0.7918
55020	Washington Township	1.0673	31.9451%	5.8033%	--	3.8781%	--	--	--	0.6230
55021	Martinsville City	1.7778	31.9451%	5.8033%	--	35.3747%	--	--	--	0.4778
55022	Monrovia Town	1.8810	31.9451%	5.8033%	--	3.7425%	--	--	--	1.1006

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Morgan County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*178*	*0*	*0*	*28,913*	*29,091*	*41,351,639*	*0.1%*
TIF Total	*0*	*0*	*0*	*26*	*26*	*1,812,707*	*0.0%*
County Total	*178*	*0*	*0*	*28,939*	*29,117*	*43,164,346*	*0.1%*
Morgan County	24	0	0	4,586	4,610	6,678,579	0.1%
Adams Township	0	0	0	6	6	26,033	0.0%
Ashland Township	0	0	0	74	74	30,580	0.2%
Baker Township	0	0	0	10	10	20,948	0.0%
Brown Township	0	0	0	469	469	704,897	0.1%
Clay Township	0	0	0	34	34	77,638	0.0%
Green Township	0	0	0	115	115	151,934	0.1%
Gregg Township	0	0	0	176	176	381,002	0.0%
Harrison Township	0	0	0	8	8	8,584	0.1%
Jackson Township	0	0	0	298	298	209,160	0.1%
Jefferson Township	0	0	0	31	31	66,661	0.0%
Madison Township	0	0	0	307	307	1,490,397	0.0%
Monroe Township	2	0	0	27	29	38,360	0.1%
Ray Township	0	0	0	10	10	28,785	0.0%
Washington Township	0	0	0	369	369	721,117	0.1%
Martinsville Civil City	0	0	0	3,491	3,491	3,418,772	0.1%
Mooresville Civil Town	0	0	0	1,801	1,801	2,758,854	0.1%
Bethany Civil Town	0	0	0	0	0	6,042	0.0%
Brooklyn Civil Town	0	0	0	237	237	123,988	0.2%
Morgantown Civil Town	0	0	0	153	153	178,027	0.1%
Paragon Civil Town	0	0	0	1	1	55,896	0.0%
Monrovia Civil Town	0	0	0	31	31	68,992	0.0%
Nineveh-Hensley-Jackson United School Corp	0	0	0	2,017	2,017	1,485,658	0.1%
Monroe-Gregg School Corp	125	0	0	2,389	2,515	3,899,641	0.1%
Eminence Consolidated School Corp	0	0	0	1,753	1,753	1,253,868	0.1%
M.S.D. Martinsville School Corp	0	0	0	5,127	5,127	7,517,195	0.1%
Mooresville Consolidated School Corp	0	0	0	3,845	3,845	7,701,503	0.0%
Morgan County Public Library	5	0	0	758	763	1,093,898	0.1%
Mooresville Public Library	0	0	0	463	463	704,665	0.1%
Harrison Township Fire #7	0	0	0	41	41	45,141	0.1%
West Central Indiana Solid Waste Mgt Dist	0	0	0	0	0	0	
Monroe Township Fire Dist	21	0	0	287	308	404,824	0.1%
Town Of Mooresville Redevelopment	0	0	0	0	0	0	
TIF - Mooresville TIF	0	0	0	26	26	1,812,323	0.0%
TIF - Westpoint TIF	0	0	0	0	0	384	0.0%

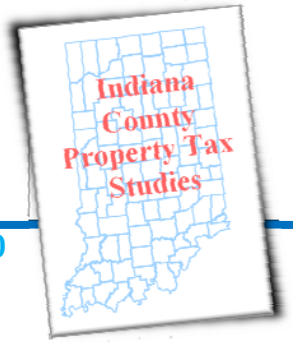
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Newton County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Newton County

The average homeowner saw a 13.5% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 22.5% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	3,066	84.1%	460	12.6%
No Change	122	3.3%	29	0.8%
Lower Tax Bill	457	12.5%	3,156	86.6%
Average Change in Tax Bill	**13.5%**		**-22.5%**	
Detailed Change in Tax Bill				
20% or More	788	21.6%	100	2.7%
10% to 19%	1,696	46.5%	94	2.6%
1% to 9%	582	16.0%	266	7.3%
0%	122	3.3%	29	0.8%
-1% to -9%	259	7.1%	449	12.3%
-10% to -19%	95	2.6%	555	15.2%
-20% to -29%	36	1.0%	529	14.5%
-30% to -39%	17	0.5%	615	16.9%
-40% to -49%	17	0.5%	489	13.4%
-50% to -59%	6	0.2%	213	5.8%
-60% to -69%	5	0.1%	78	2.1%
-70% to -79%	2	0.1%	58	1.6%
-80% to -89%	3	0.1%	34	0.9%
-90% to -99%	1	0.0%	33	0.9%
-100%	16	0.4%	103	2.8%
Total	**3,645**	**100.0%**	**3,645**	**100.0%**

Note: Percentages may not total due to rounding.

86.6% of homeowners saw lower tax bills in 2010 than in 2007.

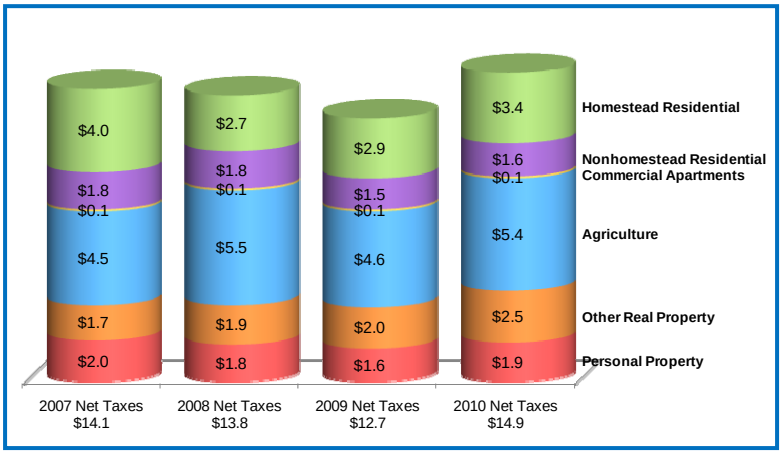
62.5% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

The largest percentage of homeowners have seen between a 10% and 39% decrease in their tax bills from 2007 to 2010.

Newton County Overview

The much larger-than-average increase in homeowner tax bills was due to big increases in tax levies. Property tax levies increased 16.6% in Newton County in 2010, much more than the state average increase of 2.4%. The largest increases were in the North Newton and South Newton School Corporation debt service levies. Newton County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Newton County home values tend to be lower than the state average. Newton County does not provide local homestead credits.

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



Net tax bills for all taxpayers increased 16.2% in Newton County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 2.1% increase in tax bills. The increase in levies was moderated by the tightening of the tax caps from 2.5% to 2% for rental housing, producing only a small increase in net tax. The levy increase and tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw only a 4.6% increase in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 21.8% and 20.6% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Newton County property tax

levies. Commercial and industrial property did not benefit very much from the tightened tax caps because Newton County's tax rates were generally not high enough for this type of property to qualify for tax cap credits.

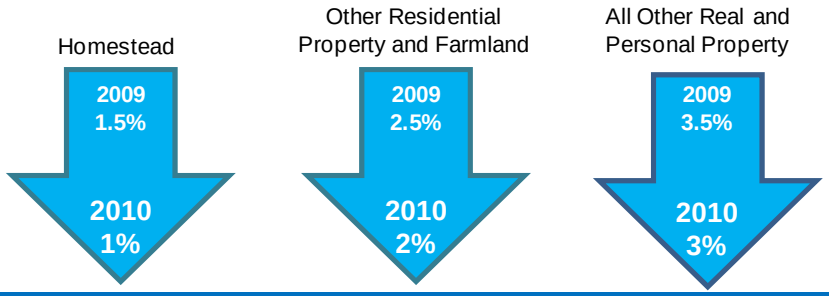
Agricultural business property saw a 17.0% increase in tax payments in 2010 because of the Newton County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Newton County in 2010 amounted to 2.2% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to smaller-than-average tax rates in Newton County and to the county having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. Few commercial or industrial properties in the 3% tax cap category qualified for credits because only one district tax rate in Newton County exceeded $3. Neither Newton County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Newton County Total $332,195

1%	2%	3%	Elderly
$36,887	$262,901	$17,946	$14,460
11.1%	79.1%	5.4%	4.4%

Newton County and the North and South Newton School Corporations saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Brook lost the most, at 21.5%. Losses were greatest for units that overlapped the towns of Brook and Morocco, because these tax districts had the highest tax rates.

The Effects of Recession

In Newton County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.3% in December 2007 to 10.1% in July 2009. Despite job losses, local income tax revenue grew by 11.4%.

Newton County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	468,328,700	467,510,200	-0.2%
Other Residential	65,581,500	66,345,200	1.2%
Ag Business/Land	273,209,640	284,620,400	4.2%
Business Real/Personal	218,020,280	226,263,080	3.8%
Total	**$1,025,140,120**	**$1,044,738,880**	**1.9%**

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

In Newton County, the gross assessed value of business real and personal property increased 3.8% in 2010. Most other assessment categories also increased, and total gross assessed value in Newton County rose 1.9%. This was higher than the state average increase of 0.6%.

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

Newton County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*19,331,737*	*20,934,753*	*12,995,535*	*15,150,257*	*8.3%*	*-37.9%*	*16.6%*
State Unit	17,211	18,889	0	0	9.7%	-100.0%	
Newton County	5,281,127	6,000,421	4,846,003	4,927,018	13.6%	-19.2%	1.7%
Beaver Township	139,889	142,745	148,771	150,820	2.0%	4.2%	1.4%
Colfax Township	7,131	7,072	6,992	6,948	-0.8%	-1.1%	-0.6%
Grant Township	33,013	33,897	35,542	36,475	2.7%	4.9%	2.6%
Iroquois Township	34,613	35,375	36,888	37,614	2.2%	4.3%	2.0%
Jackson Township	16,829	17,213	18,122	18,451	2.3%	5.3%	1.8%
Jefferson Township	57,306	59,018	79,311	81,539	3.0%	34.4%	2.8%
Lake Township	169,803	173,820	177,839	180,840	2.4%	2.3%	1.7%
Lincoln Township	135,385	139,040	138,533	141,293	2.7%	-0.4%	2.0%
Mcclellan Township	20,644	21,899	22,832	23,259	6.1%	4.3%	1.9%
Washington Township	29,263	30,169	31,594	32,018	3.1%	4.7%	1.3%
Brook Civil Town	202,225	205,075	217,253	221,338	1.4%	5.9%	1.9%
Goodland Civil Town	230,754	233,995	245,447	247,004	1.4%	4.9%	0.6%
Kentland Civil Town	391,990	396,683	414,262	401,101	1.2%	4.4%	-3.2%
Morocco Civil Town	189,124	191,926	200,385	201,791	1.5%	4.4%	0.7%
Mt. Ayr Civil Town	10,617	10,749	11,349	11,436	1.2%	5.6%	0.8%
North Newton School Corp	6,279,598	6,737,471	2,998,555	4,460,413	7.3%	-55.5%	48.8%
South Newton School Corp	4,940,561	5,276,457	2,049,095	2,802,979	6.8%	-61.2%	36.8%
Brook Public Library	186,072	190,778	198,401	200,170	2.5%	4.0%	0.9%
Goodland Public Library	81,668	83,285	87,938	88,833	2.0%	5.6%	1.0%
Kentland Public Library	128,307	130,029	212,286	208,241	1.3%	63.3%	-1.9%
Newton County Public Library	748,607	798,747	818,137	670,676	6.7%	2.4%	-18.0%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0			

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
56001	Beaver Township	2.1352	--	4.1112%	--	--	--	--	--	2.0474
56002	Morocco Corp (Beaver)	2.7663	--	4.1112%	--	--	--	--	--	2.6526
56003	Colfax Township	1.8383	--	4.1112%	--	--	--	--	--	1.7627
56004	Grant Township	1.8074	--	4.1112%	--	--	--	--	--	1.7331
56005	Goodland Corp (Grant)	2.7132	--	4.1112%	--	--	--	--	--	2.6017
56006	Iroquois Township	1.8744	--	4.1112%	--	--	--	--	--	1.7973
56007	Brook Corp (Iroquois)	3.4175	--	4.1112%	--	--	--	--	--	3.2770
56008	Jackson Township	1.8649	--	4.1112%	--	--	--	--	--	1.7882
56009	Mount Ayr Corp (Jackson)	2.5909	--	4.1112%	--	--	--	--	--	2.4844
56010	Jefferson Township	1.8888	--	4.1112%	--	--	--	--	--	1.8111
56011	Kentland Corp (Jefferson)	2.3659	--	4.1112%	--	--	--	--	--	2.2686
56012	Lake Township	2.0242	--	4.1112%	--	--	--	--	--	1.9410
56013	Lincoln Township	1.9245	--	4.1112%	--	--	--	--	--	1.8454
56014	Mcclellan Township	1.9060	--	4.1112%	--	--	--	--	--	1.8276
56015	Washington Township	1.8719	--	4.1112%	--	--	--	--	--	1.7949

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Newton County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*36,887*	*262,901*	*17,946*	*14,460*	*332,195*	*15,150,257*	*2.2%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*1,109*	*0.0%*
County Total	*36,887*	*262,901*	*17,946*	*14,460*	*332,195*	*15,151,366*	*2.2%*
Newton County	9,579	65,186	3,501	4,514	82,780	4,927,018	1.7%
Beaver Township	674	7,259	0	158	8,091	150,820	5.4%
Colfax Township	0	0	0	1	1	6,948	0.0%
Grant Township	12	561	0	3	575	36,475	1.6%
Iroquois Township	144	921	225	14	1,303	37,614	3.5%
Jackson Township	2	56	0	4	62	18,451	0.3%
Jefferson Township	65	519	0	32	616	81,539	0.8%
Lake Township	458	1,038	0	257	1,753	180,840	1.0%
Lincoln Township	205	0	0	278	483	141,293	0.3%
Mcclellan Township	0	0	0	14	14	23,259	0.1%
Washington Township	0	0	0	9	9	32,018	0.0%
Brook Civil Town	5,273	33,817	8,256	223	47,569	221,338	21.5%
Goodland Civil Town	309	14,485	0	59	14,854	247,004	6.0%
Kentland Civil Town	1,235	9,843	0	370	11,447	401,101	2.9%
Morocco Civil Town	2,478	17,141	0	704	20,323	201,791	10.1%
Mt. Ayr Civil Town	0	1,327	0	15	1,342	11,436	11.7%
North Newton School Corp	8,555	43,597	0	5,596	57,748	4,460,413	1.3%
South Newton School Corp	5,559	51,504	4,956	1,157	63,175	2,802,979	2.3%
Brook Public Library	645	4,134	1,009	74	5,862	200,170	2.9%
Goodland Public Library	44	2,039	0	9	2,091	88,833	2.4%
Kentland Public Library	366	2,919	0	128	3,414	208,241	1.6%
Newton County Public Library	1,286	6,555	0	841	8,683	670,676	1.3%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0	0	0	
TIF - Better Coil Economic Dev.	0	0	0	0	0	1,109	0.0%

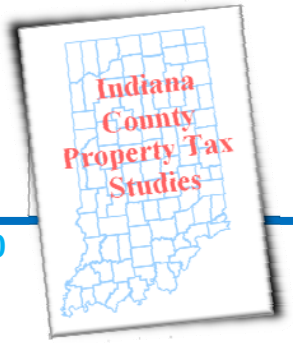
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Noble County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 5.6% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 35.8% lower than they were in 2007, before the property tax reforms.

94.9% of homeowners saw lower tax bills in 2010 than in 2007.

74.8% of homeowners saw tax decreases of between 1% and 19% from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in Noble County

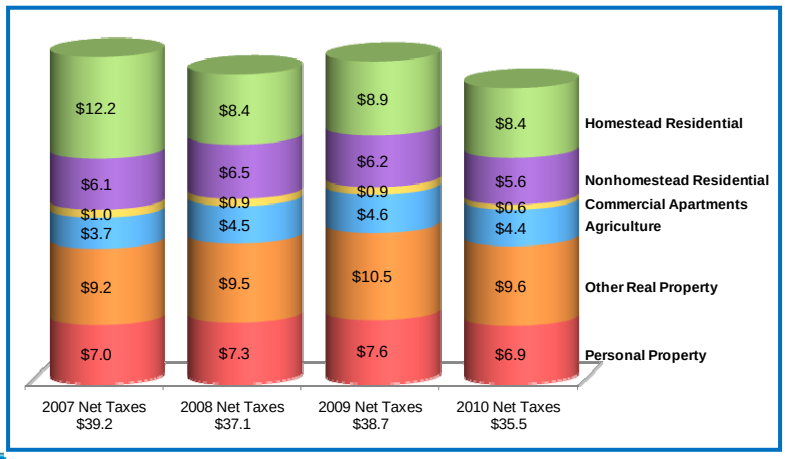
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	2,019	19.4%	484	4.7%
No Change	200	1.9%	49	0.5%
Lower Tax Bill	8,163	78.6%	9,849	94.9%
Average Change in Tax Bill	**-5.6%**		**-35.8%**	
Detailed Change in Tax Bill				
20% or More	341	3.3%	224	2.2%
10% to 19%	394	3.8%	96	0.9%
1% to 9%	1,284	12.4%	164	1.6%
0%	200	1.9%	49	0.5%
-1% to -9%	5,104	49.2%	392	3.8%
-10% to -19%	2,662	25.6%	733	7.1%
-20% to -29%	191	1.8%	1,387	13.4%
-30% to -39%	65	0.6%	2,257	21.7%
-40% to -49%	44	0.4%	2,471	23.8%
-50% to -59%	19	0.2%	1,548	14.9%
-60% to -69%	14	0.1%	444	4.3%
-70% to -79%	14	0.1%	210	2.0%
-80% to -89%	14	0.1%	156	1.5%
-90% to -99%	6	0.1%	75	0.7%
-100%	30	0.3%	176	1.7%
Total	**10,382**	**100.0%**	**10,382**	**100.0%**

Note: Percentages may not total due to rounding.

Noble County Overview

The larger-than-average decline in homeowner tax bills was due to a drop in local government tax levies. Property tax levies decreased 5.3% in Noble County in 2010, compared to the state average increase of 2.4%. The largest levy declines came in the East Noble School Corporation capital projects fund and the West Noble School Corporation debt service fund. Noble County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Noble County provides a substantial local homestead credit funded by local income tax revenues. The county saw a slight decrease in local homestead property tax credit rates because of a decrease in the local income tax revenues.

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



Net tax bills for all taxpayers decreased 8.2% in Noble County from 2009 to 2010. This was greater than the statewide reduction of 1.4%. In 2010 apartment owners saw a 26.9% decrease in tax bills. This large decrease was due to a combination of levy decreases and the tightening of the tax caps from 2.5% to 2% for rental housing. The levy decreases and tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 9.8% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw an 8.9% and 9.4% decrease, respectively, in tax bills in 2010. This was mainly because of the decrease in Noble County property tax

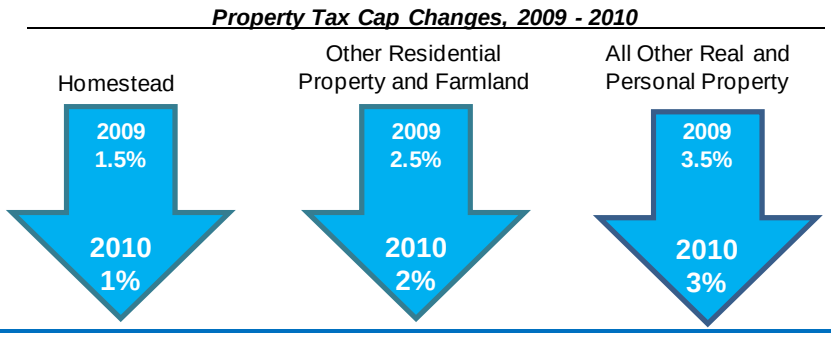
levies. Commercial and industrial property did not benefit from the tightened tax caps because Noble County's tax rates were not high enough for this type of property to qualify for tax cap credits.

Agricultural business property saw a 5.3% decrease in tax payments in 2010 because the 4% increase in the base rate of farmland from $1,200 to $1,250 per acre was tempered by levy and tax rate reductions.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Noble County in 2010 amounted to 1.3% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to lower-than-average tax rates in Noble County and to the county having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. No commercial or industrial properties in the 3% tax cap category qualified for credits, because all Noble County tax rate were under $3. Neither net tax rates, after homestead credits, nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Noble County Total $507,372

1%	2%	3%	Elderly
$1,715	$498,865	$0	$6,793
0.3%	98.3%	0.0%	1.3%

Noble County, Kendallville City, and the West Noble School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Cromwell lost the most, at 11%. Losses were greatest for units that overlapped the towns of Cromwell and Ligonier, because these tax districts had the highest tax rates.

The Effects of Recession

In Noble County the recession has had a large effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.6% in December 2007 to 16.3% in July 2009. Job losses and income declines contributed to a 6.4% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Noble County in 2010.

Noble County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,656,601,548	1,662,606,708	0.4%
Other Residential	291,312,458	289,879,578	-0.5%
Ag Business/Land	289,406,101	294,815,228	1.9%
Business Real/Personal	973,147,111	977,799,544	0.5%
Total	**$3,210,467,218**	**$3,225,101,058**	**0.5%**

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

In Noble County, the gross assessed value of business real and personal property grew 0.5% in 2010. Most other assessment categories grew, and total gross assessed value in Noble County rose 0.5%. This was about the same as the state average increase of 0.6%.

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

Noble County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*50,839,166*	*53,600,868*	*37,212,567*	*35,232,896*	*5.4%*	*-30.6%*	*-5.3%*
State Unit	51,552	54,492	0	0	5.7%	-100.0%	
Noble County	8,302,093	8,403,236	7,529,164	7,265,418	1.2%	-10.4%	-3.5%
Albion Township	23,925	24,864	25,587	26,738	3.9%	2.9%	4.5%
Allen Township	89,724	92,629	91,565	94,193	3.2%	-1.1%	2.9%
Elkhart Township	44,809	46,539	47,850	45,475	3.9%	2.8%	-5.0%
Green Township	35,628	36,986	38,458	37,393	3.8%	4.0%	-2.8%
Jefferson Township	51,600	53,737	55,206	57,074	4.1%	2.7%	3.4%
Noble Township	116,323	116,336	167,665	153,153	0.0%	44.1%	-8.7%
Orange Township	178,251	167,021	180,874	311,640	-6.3%	8.3%	72.3%
Perry Township	140,194	142,684	143,707	148,545	1.8%	0.7%	3.4%
Sparta Township	165,144	115,442	149,891	143,268	-30.1%	29.8%	-4.4%
Swan Township	31,752	33,125	34,562	35,668	4.3%	4.3%	3.2%
Washington Township	30,088	31,791	32,596	33,897	5.7%	2.5%	4.0%
Wayne Township	112,246	116,919	121,189	126,743	4.2%	3.7%	4.6%
York Township	47,424	49,231	50,517	52,273	3.8%	2.6%	3.5%
Kendallville Civil City	3,866,274	3,937,260	3,489,853	3,891,429	1.8%	-11.4%	11.5%
Ligonier Civil City	1,232,028	1,278,630	1,509,890	1,368,902	3.8%	18.1%	-9.3%
Albion Civil Town	771,615	769,555	839,973	833,447	-0.3%	9.2%	-0.8%
Avilla Civil Town	564,438	575,896	585,985	618,733	2.0%	1.8%	5.6%
Cromwell Civil Town	134,162	138,943	141,829	134,470	3.6%	2.1%	-5.2%
Rome City Civil Town	246,710	254,594	288,494	297,733	3.2%	13.3%	3.2%
Wolcottville Civil Town	78,749	83,620	81,761	84,710	6.2%	-2.2%	3.6%
Lakeland School Corp	103,227	105,622	50,414	49,297	2.3%	-52.3%	-2.2%
Central Noble Community School Corp	5,465,016	5,874,510	2,861,280	2,945,868	7.5%	-51.3%	3.0%
East Noble School Corp	17,313,243	18,646,891	9,118,167	7,249,090	7.7%	-51.1%	-20.5%
West Noble School Corp	7,800,229	8,659,793	6,331,357	5,868,434	11.0%	-26.9%	-7.3%
Smith-Green Community School Corp	1,191,007	1,173,529	567,986	817,706	-1.5%	-51.6%	44.0%
Kendallville Public Library	1,197,120	1,227,447	1,209,071	1,256,132	2.5%	-1.5%	3.9%
Ligonier Public Library	187,757	198,325	202,189	211,986	5.6%	1.9%	4.8%
Noble County Public Library	870,613	765,777	826,950	840,753	-12.0%	8.0%	1.7%
Northeast Indiana Solid Waste Management	206,210	215,700	220,663	232,728	4.6%	2.3%	5.5%
Ligonier City Redevelopment Comm	122,125	124,797	129,629	0	2.2%	3.9%	-100.0%
Albion Town Redevelopment Comm	15,906	26,828	27,837	0	68.7%	3.8%	-100.0%
Avilla Town Redevelopment Comm	51,984	58,119	60,408	0	11.8%	3.9%	-100.0%
Kendallville Redevelopment Comm	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
57001	Albion Township	1.2998	--	4.5595%	--	19.9175%	--	--	--	0.9816
57002	Albion-Albion	2.2835	--	4.5595%	--	19.9175%	--	--	--	1.7246
57003	Allen Township	1.2319	--	4.5595%	--	19.9175%	--	--	--	0.9304
57004	Kendallville City-Allen Twp	2.3213	--	4.5595%	--	19.9175%	--	--	--	1.7531
57005	Avilla Town	1.9434	--	4.5595%	--	19.9175%	--	--	--	1.4677
57006	Elkhart Township	1.7694	--	4.5595%	--	19.9175%	--	--	--	1.3363
57007	Green Township	1.5577	--	4.5595%	--	19.9175%	--	--	--	1.1764
57008	Jefferson Township	1.3180	--	4.5595%	--	19.9175%	--	--	--	0.9954
57009	Noble Township	1.3830	--	4.5595%	--	19.9175%	--	--	--	1.0445
57010	Orange Township	1.3982	--	4.5595%	--	19.9175%	--	--	--	1.0560
57011	Rome City Town	1.6665	--	4.5595%	--	19.9175%	--	--	--	1.2586
57012	Wolcottville Town	2.2424	--	4.5595%	--	19.9175%	--	--	--	1.6935
57013	Perry Township	1.7356	--	4.5595%	--	19.9175%	--	--	--	1.3108
57014	Ligonier City	2.7570	--	4.5595%	--	19.9175%	--	--	--	2.0822
57015	Sparta Township	1.9013	--	4.5595%	--	19.9175%	--	--	--	1.4359
57016	Cromwell Town	2.9028	--	4.5595%	--	19.9175%	--	--	--	2.1923
57017	Swan Township	1.2077	--	4.5595%	--	19.9175%	--	--	--	0.9121
57018	Washington Township	1.7916	--	4.5595%	--	19.9175%	--	--	--	1.3531
57019	Wayne Township	1.2966	--	4.5595%	--	19.9175%	--	--	--	0.9792
57020	Kendallville City-Wayne Twp	2.3208	--	4.5595%	--	19.9175%	--	--	--	1.7527
57021	York Township	1.3358	--	4.5595%	--	19.9175%	--	--	--	1.0088
57022	Albion-Jefferson	2.2652	--	4.5595%	--	19.9175%	--	--	--	1.7107

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Noble County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*1,715*	*495,285*	*0*	*6,793*	*503,793*	*35,232,896*	*1.4%*
TIF Total	*0*	*3,579*	*0*	*0*	*3,579*	*2,881,716*	*0.1%*
County Total	*1,715*	*498,865*	*0*	*6,793*	*507,372*	*38,114,612*	*1.3%*
Noble County	231	73,050	0	1,363	74,644	7,265,418	1.0%
Albion Township	0	589	0	18	607	26,738	2.3%
Allen Township	0	411	0	9	420	94,193	0.4%
Elkhart Township	0	0	0	9	9	45,475	0.0%
Green Township	0	0	0	30	30	37,393	0.1%
Jefferson Township	0	0	0	15	16	57,074	0.0%
Noble Township	0	0	0	61	61	153,153	0.0%
Orange Township	0	190	0	13	203	311,640	0.1%
Perry Township	26	3,079	0	46	3,151	148,545	2.1%
Sparta Township	0	600	0	2	603	143,268	0.4%
Swan Township	0	0	0	0	0	35,668	0.0%
Washington Township	0	0	0	2	2	33,897	0.0%
Wayne Township	0	1,783	0	13	1,797	126,743	1.4%
York Township	0	0	0	2	2	52,273	0.0%
Kendallville Civil City	0	91,831	0	475	92,306	3,891,429	2.4%
Ligonier Civil City	581	69,149	0	275	70,005	1,368,902	5.1%
Albion Civil Town	0	16,931	0	517	17,448	833,447	2.1%
Avilla Civil Town	0	0	0	54	54	618,733	0.0%
Cromwell Civil Town	0	14,809	0	0	14,809	134,470	11.0%
Rome City Civil Town	0	0	0	20	20	297,733	0.0%
Wolcottville Civil Town	0	4,135	0	88	4,223	84,710	5.0%
Lakeland School Corp	0	2,406	0	51	2,458	49,297	5.0%
Central Noble Community School Corp	0	13,492	0	1,026	14,517	2,945,868	0.5%
East Noble School Corp	0	62,448	0	550	62,998	7,249,090	0.9%
West Noble School Corp	779	109,071	0	1,089	110,939	5,868,434	1.9%
Smith-Green Community School Corp	0	0	0	661	661	817,706	0.1%
Kendallville Public Library	0	15,677	0	113	15,790	1,256,132	1.3%
Ligonier Public Library	90	10,708	0	43	10,841	211,986	5.1%
Noble County Public Library	0	2,586	0	203	2,789	840,753	0.3%
Northeast Indiana Solid Waste Management	7	2,340	0	44	2,391	232,728	1.0%
Ligonier City Redevelopment Comm	0	0	0	0	0	0	
Albion Town Redevelopment Comm	0	0	0	0	0	0	
Avilla Town Redevelopment Comm	0	0	0	0	0	0	
Kendallville Redevelopment Comm	0	0	0	0	0	0	
TIF - Albion Town	0	0	0	0	0	36,504	0.0%
TIF - Avilla	0	0	0	0	0	453,911	0.0%
TIF - Ligonier	0	2,144	0	0	2,144	647,657	0.3%
TIF - Ligonier Guardian	0	2	0	0	2	887,569	0.0%
TIF - Kendallville Walmart	0	1,065	0	0	1,065	440,007	0.2%
TIF - Kendallville Wayne	0	369	0	0	369	64,641	0.6%
TIF - Albion Jefferson	0	0	0	0	0	351,427	0.0%

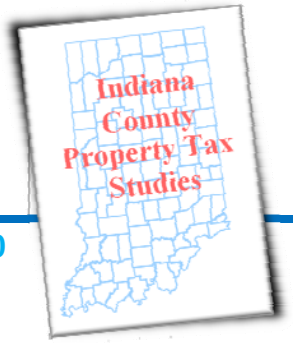
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Ohio County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Ohio County

The average homeowner saw an 18.9% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 42.9% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	33	2.0%	23	1.4%
No Change	16	1.0%	3	0.2%
Lower Tax Bill	1,568	97.0%	1,591	98.4%
Average Change in Tax Bill	**-18.9%**		**-42.9%**	
Detailed Change in Tax Bill				
20% or More	15	0.9%	18	1.1%
10% to 19%	8	0.5%	2	0.1%
1% to 9%	10	0.6%	3	0.2%
0%	16	1.0%	3	0.2%
-1% to -9%	80	4.9%	6	0.4%
-10% to -19%	904	55.9%	21	1.3%
-20% to -29%	490	30.3%	53	3.3%
-30% to -39%	52	3.2%	377	23.3%
-40% to -49%	21	1.3%	736	45.5%
-50% to -59%	7	0.4%	253	15.6%
-60% to -69%	3	0.2%	70	4.3%
-70% to -79%	7	0.4%	27	1.7%
-80% to -89%	1	0.1%	28	1.7%
-90% to -99%	0	0.0%	7	0.4%
-100%	3	0.2%	13	0.8%
Total	**1,617**	**100.0%**	**1,617**	**100.0%**

Note: Percentages may not total due to rounding.

98.4% of homeowners saw lower tax bills in 2010 than in 2007.

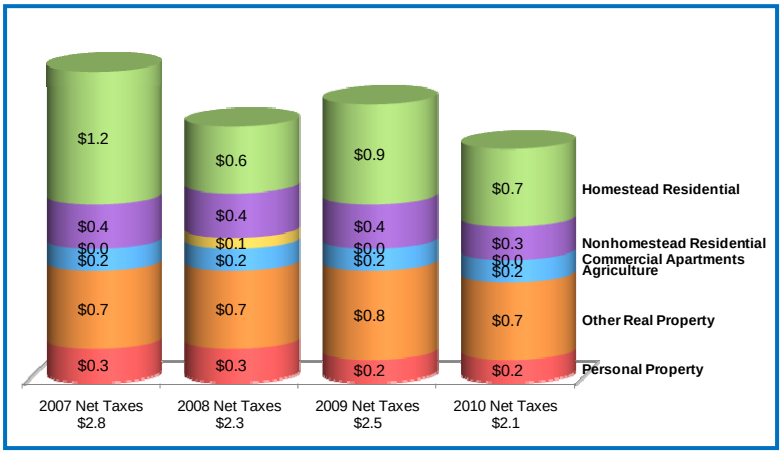
86.2% of homeowners saw tax decreases of between 10% and 29% from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Ohio County Overview

The much larger-than-average decline in homeowner tax bills was due to a large drop in local government tax levies. Property tax levies decreased 18.1% in Ohio County in 2010, compared to the state average increase of 2.4%. The largest declines were in the county welfare loan fund and the Rising Sun Ohio County School Corporation capital projects fund. Ohio County homeowners did not benefit from the one percent property tax cap because Ohio tax rates are much lower than the state average. Ohio County does not provide local homestead credits.

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



Net tax bills for all taxpayers decreased 17.6% in Ohio County from 2009 to 2010. This was greater than the statewide reduction of 1.4%. In 2010 apartment owners saw a 20.4% decrease in tax bills. This large decrease was due mainly to the property tax levy reduction as was the 19.6% decrease in tax bills for nonhomestead residential property (mostly small rental residences). Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 14.1% and 24.6% decrease, respectively, in tax bills in 2010. This was also mainly because of the decrease in Ohio County property tax levies.

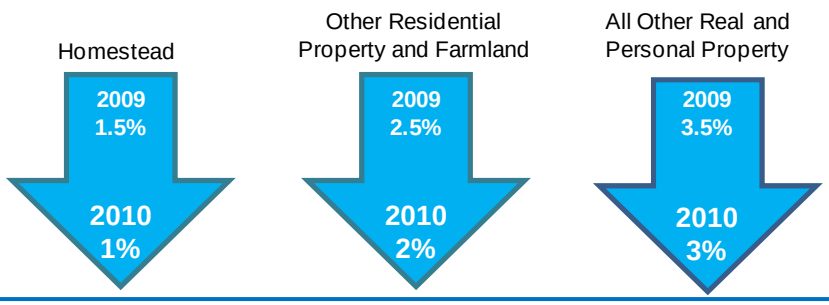
Despite the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre, agricultural business property saw a 14.4% decrease in tax payments in 2010 because of the Ohio County tax levy decreases.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Ohio County in 2010 amounted to 0.0% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was due to much lower-than-average tax rates in Ohio County. All district tax rates were less than $1, so no properties in the 1%, 2%, or 3% cap categories qualified for circuit breaker credits. All $136 in circuit breaker credits were allocated to low-income, elderly homeowners under the 2% annual growth limit for their net taxes.

2010 Circuit Breaker Credits by Cap Category
Ohio County Total $136

1%	2%	3%	Elderly
$0	$0	$0	$136
0.0%	0.0%	0.0%	100.0%

The Effects of Recession

In Ohio County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.5% in December 2007 to 11.2% in July 2009. Despite job losses, local income tax revenue grew by 5.3%.

Ohio County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	241,226,900	240,052,400	-0.5%
Other Residential	38,771,000	38,396,500	-1.0%
Ag Business/Land	23,836,800	24,946,900	4.7%
Business Real/Personal	102,631,510	101,372,665	-1.2%
Total	**$406,466,210**	**$404,768,465**	**-0.4%**

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

In Ohio County, the gross assessed value of business real and personal property fell 1.2% in 2010. Most other assessment categories also decreased, and total gross assessed value in Ohio County decreased 0.4%. This was lower than the state average increase of 0.6%.

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

Ohio County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*4,486,839*	*4,609,901*	*2,584,629*	*2,116,753*	*2.7%*	*-43.9%*	*-18.1%*
State Unit	6,932	7,296	0	0	5.3%	-100.0%	
Ohio County	1,282,177	1,272,178	1,113,837	766,364	-0.8%	-12.4%	-31.2%
Cass Township	12,237	12,629	12,893	12,885	3.2%	2.1%	-0.1%
Pike Township	11,115	11,827	12,221	12,282	6.4%	3.3%	0.5%
Randolph Township	31,333	32,925	34,018	33,716	5.1%	3.3%	-0.9%
Union Township	4,621	4,950	5,158	5,267	7.1%	4.2%	2.1%
Rising Sun Civil City	339,240	356,222	359,103	352,603	5.0%	0.8%	-1.8%
Rising Sun-Ohio County Community School	2,682,491	2,789,368	921,555	806,767	4.0%	-67.0%	-12.5%
Ohio County Public Library	86,942	91,500	93,797	93,672	5.2%	2.5%	-0.1%
Southeastern Indiana Solid Waste Mgt Dist	29,751	31,006	32,047	33,197	4.2%	3.4%	3.6%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
58001	Cass Township	0.7090	--	5.0976%	--	--	--	--	--	0.6729
58002	Pike Township	0.7208	--	5.0976%	--	--	--	--	--	0.6841
58003	Randolph Township	0.6911	--	5.0976%	--	--	--	--	--	0.6559
58004	Rising Sun City	0.9754	--	5.0976%	--	--	--	--	--	0.9257
58005	Union Township	0.6908	--	5.0976%	--	--	--	--	--	0.6556

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Ohio County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type						
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	Circuit Breaker as % of Levy
Non-TIF Total	*0*	*0*	*0*	*136*	*136*	*2,116,753*	*0.0%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*0*	*0*	*0*	*136*	*136*	*2,116,753*	*0.0%*
Ohio County	0	0	0	44	44	766,364	0.0%
Cass Township	0	0	0	0	0	12,885	0.0%
Pike Township	0	0	0	2	2	12,282	0.0%
Randolph Township	0	0	0	1	1	33,716	0.0%
Union Township	0	0	0	0	0	5,267	0.0%
Rising Sun Civil City	0	0	0	36	36	352,603	0.0%
Rising Sun-Ohio County Community School	0	0	0	46	46	806,767	0.0%
Ohio County Public Library	0	0	0	5	5	93,672	0.0%
Southeastern Indiana Solid Waste Mgt Dist	0	0	0	2	2	33,197	0.0%

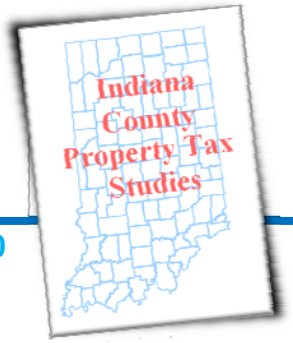
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Orange County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Orange County

The average homeowner saw a 14.6% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 25.7% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	3,786	78.5%	450	9.3%
No Change	326	6.8%	75	1.6%
Lower Tax Bill	714	14.8%	4,301	89.1%
Average Change in Tax Bill	**14.6%**		**-25.7%**	
Detailed Change in Tax Bill				
20% or More	1,469	30.4%	215	4.5%
10% to 19%	1,622	33.6%	86	1.8%
1% to 9%	695	14.4%	149	3.1%
0%	326	6.8%	75	1.6%
-1% to -9%	600	12.4%	296	6.1%
-10% to -19%	31	0.6%	619	12.8%
-20% to -29%	20	0.4%	795	16.5%
-30% to -39%	5	0.1%	986	20.4%
-40% to -49%	11	0.2%	612	12.7%
-50% to -59%	7	0.1%	311	6.4%
-60% to -69%	6	0.1%	135	2.8%
-70% to -79%	5	0.1%	123	2.5%
-80% to -89%	8	0.2%	101	2.1%
-90% to -99%	0	0.0%	86	1.8%
-100%	21	0.4%	237	4.9%
Total	**4,826**	**100.0%**	**4,826**	**100.0%**

89.1% of homeowners saw lower tax bills in 2010 than in 2007.

64.0% of homeowners saw tax increases of 10% or more from 2009 to 2010.

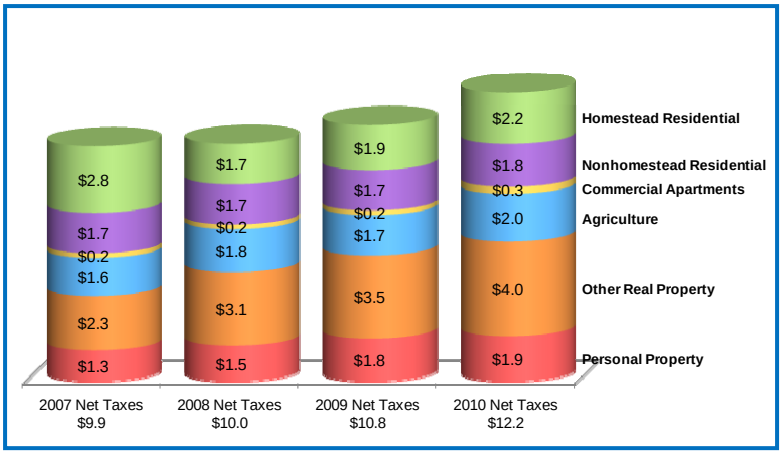
The largest percentage of homeowners have seen between a 10% and 29% decrease in their tax bills from 2007 to 2010.

Note: Percentages may not total due to rounding.

Orange County Overview

The much larger-than-average increase in homeowner tax bills had two main causes. Property tax levies increased 9.2% in Orange County in 2010, much more than the state average increase of 2.4%. The largest increases were in the Paoli Community School Corporation debt service fund and the town of Orleans general fund. In addition, Orange County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Orange County home values and tax rates tend to be lower than the state average. Orange County does not provide local homestead credits.

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



Net tax bills for all taxpayers increased 11.3% in Orange County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 10.6% increase in tax bills. This increase was due mainly from the increase in levies, as was the 8.3% increase in tax bills for nonhomestead residential property (mostly small rental residences). Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 13.3% and 4.9% increase, respectively, in tax bills in 2010. These changes in tax bills were mainly due to the increase in Orange County property tax levies and changes in assessed value. Business real property assessments increased by 4%, while business personal property assessments declined by 16.6%. After deductions and exemptions,

net taxable personal property value declined by only 10.8%. Commercial and industrial property did not benefit from the tightened tax caps because Orange County's tax rates were not high enough for this type of property to qualify for tax cap credits.

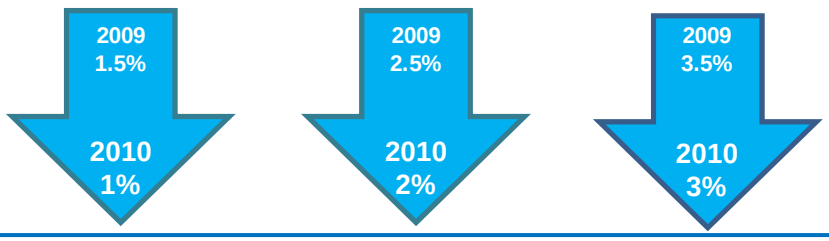
Agricultural business property saw a 12.1% increase in tax payments in 2010 because of the Orange County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Orange County in 2010 amounted to 0.3% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to much lower-than-average tax rates in Orange County. No commercial or industrial properties in the 3% tax cap category qualified for credits because all of the Orange County district tax rates were under $3. Neither Orange County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category. A large portion of the circuit breaker credits were allocated to low-income, elderly homeowners under the 2% annual growth limit for their net taxes.

2010 Circuit Breaker Credits by Cap Category
Orange County Total $32,685

1%	2%	3%	Elderly
$8,350	$13,685	$0	$10,649
25.6%	41.9%	0.0%	32.6%

Orange County, the town of Orleans, and the Orleans and Paoli Community School Corporations saw the largest revenue losses from the tax caps in 2010. As a percentage of their levies, the town of West Baden lost the most, at 1.1%. Losses were greatest for units that overlapped the towns of Orleans and West Baden because these tax districts had the highest tax rates.

The Effects of Recession

In Orange County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.7% in December 2007 to 10.3% in July 2009. Job losses and income declines contributed to a 0.9% drop in local income tax revenue. Because part of this revenue is used for property tax levy relief, property tax levies were nudged up by the income loss.

Orange County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	457,731,916	469,412,400	2.6%
Other Residential	103,952,800	107,770,000	3.7%
Ag Business/Land	134,320,000	139,354,600	3.7%
Business Real/Personal	395,237,804	406,040,014	2.7%
Total	**$1,091,242,520**	**$1,122,577,014**	**2.9%**

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

In Orange County, the gross assessed value of business real and personal property increased 2.7% in 2010. Other assessment categories increased, and total gross assessed value in Orange County rose 2.9%. This was higher than the state average increase of 0.6%.

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

Orange County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*13,438,174*	*13,756,612*	*9,902,610*	*10,809,164*	*2.4%*	*-28.0%*	*9.2%*
State Unit	15,219	16,917	0	0	11.2%	-100.0%	
Orange County	2,192,142	2,274,727	2,181,612	2,212,172	3.8%	-4.1%	1.4%
French Lick Township	24,150	24,925	26,608	26,862	3.2%	6.8%	1.0%
Greenfield Township	10,690	11,101	11,621	12,132	3.8%	4.7%	4.4%
Jackson Township	9,625	9,965	10,354	10,932	3.5%	3.9%	5.6%
Northeast Township	3,452	9,605	10,226	10,581	178.2%	6.5%	3.5%
Northwest Township	10,485	11,043	7,628	9,772	5.3%	-30.9%	28.1%
Orangeville Township	6,241	6,755	6,973	7,400	8.2%	3.2%	6.1%
Orleans Township	6,390	6,445	6,047	7,343	0.9%	-6.2%	21.4%
Paoli Township	40,682	41,249	42,955	45,888	1.4%	4.1%	6.8%
Southeast Township	7,108	7,525	7,817	8,330	5.9%	3.9%	6.6%
Stamperscreek Township	4,420	9,111	9,797	10,106	106.1%	7.5%	3.2%
French Lick Civil Town	449,028	457,810	519,157	577,109	2.0%	13.4%	11.2%
Orleans Civil Town	290,040	324,199	348,271	588,958	11.8%	7.4%	69.1%
Paoli Civil Town	412,465	417,316	421,164	454,741	1.2%	0.9%	8.0%
West Baden Civil Town	194,459	173,931	214,040	213,956	-10.6%	23.1%	0.0%
Orleans Community School Corp	2,303,338	2,467,664	1,447,567	1,596,209	7.1%	-41.3%	10.3%
Paoli Community School Corp	3,500,507	3,499,205	1,561,249	2,156,428	0.0%	-55.4%	38.1%
Springs Valley Community School Corp	3,208,268	3,247,217	2,093,560	1,931,580	1.2%	-35.5%	-7.7%
Orleans Public Library	45,287	49,466	59,761	61,106	9.2%	20.8%	2.3%
Paoli Public Library	54,980	56,833	230,265	155,223	3.4%	305.2%	-32.6%
French Lick-Melton Public Library	250,568	206,860	224,405	235,083	-17.4%	8.5%	4.8%
Orange County Fire Protection Dist	190,640	215,272	212,169	222,156	12.9%	-1.4%	4.7%
Orange County Solid Waste Mgt Dist	207,990	211,471	249,364	255,097	1.7%	17.9%	2.3%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
59001	French Lick Township	1.4013	--	4.0891%	--	--	--	--	--	1.3440
59002	French Lick Town	1.9589	--	4.0891%	--	--	--	--	--	1.8788
59003	West Baden Town	2.0968	--	4.0891%	--	--	--	--	--	2.0111
59004	Greenfield Township	1.3401	--	4.0891%	--	--	--	--	--	1.2853
59005	Jackson Township	1.3640	--	4.0891%	--	--	--	--	--	1.3082
59006	Northeast Township	1.3306	--	4.0891%	--	--	--	--	--	1.2762
59007	Northwest Township	1.4095	--	4.0891%	--	--	--	--	--	1.3519
59008	Orangeville Township	1.3322	--	4.0891%	--	--	--	--	--	1.2777
59009	Orleans Township	1.3495	--	4.0891%	--	--	--	--	--	1.2943
59010	Orleans Town	2.0959	--	4.0891%	--	--	--	--	--	2.0102
59011	Paoli Township	1.4102	--	4.0891%	--	--	--	--	--	1.3525
59012	Paoli Town	1.8454	--	4.0891%	--	--	--	--	--	1.7699
59013	Southeast Township	1.3126	--	4.0891%	--	--	--	--	--	1.2589
59014	Stamperscreek Township	1.3264	--	4.0891%	--	--	--	--	--	1.2722

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Orange County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*8,079*	*13,685*	*0*	*10,649*	*32,413*	*10,809,164*	*0.3%*
TIF Total	*271*	*0*	*0*	*0*	*271*	*1,210,840*	*0.0%*
County Total	*8,350*	*13,685*	*0*	*10,649*	*32,685*	*12,020,004*	*0.3%*
Orange County	1,514	2,174	0	2,064	5,752	2,212,172	0.3%
French Lick Township	23	22	0	23	68	26,862	0.3%
Greenfield Township	3	0	0	14	18	12,132	0.1%
Jackson Township	3	0	0	5	8	10,932	0.1%
Northeast Township	3	0	0	2	5	10,581	0.0%
Northwest Township	0	0	0	3	3	9,772	0.0%
Orangeville Township	0	0	0	0	0	7,400	0.0%
Orleans Township	2	28	0	6	36	7,343	0.5%
Paoli Township	66	0	0	64	130	45,888	0.3%
Southeast Township	0	0	0	14	14	8,330	0.2%
Stamperscreek Township	0	0	0	3	3	10,106	0.0%
French Lick Civil Town	2	0	0	442	444	577,109	0.1%
Orleans Civil Town	241	4,005	0	682	4,928	588,958	0.8%
Paoli Civil Town	963	0	0	771	1,734	454,741	0.4%
West Baden Civil Town	698	1,174	0	403	2,275	213,956	1.1%
Orleans Community School Corp	369	4,311	0	991	5,671	1,596,209	0.4%
Paoli Community School Corp	2,100	0	0	2,801	4,901	2,156,428	0.2%
Springs Valley Community School Corp	1,413	1,312	0	1,512	4,238	1,931,580	0.2%
Orleans Public Library	15	232	0	50	297	61,106	0.5%
Paoli Public Library	223	0	0	217	440	155,223	0.3%
French Lick-Melton Public Library	186	176	0	193	555	235,083	0.2%
Orange County Fire Protection Dist	81	0	0	150	230	222,156	0.1%
Orange County Solid Waste Mgt Dist	175	251	0	238	663	255,097	0.3%
TIF - French Lick Town	271	0	0	0	271	1,090,491	0.0%
TIF - West Baden Town	0	0	0	0	0	120,349	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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Owen County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

The average homeowner saw a 0.5% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 24.1% lower than they were in 2007, before the property tax reforms.

94.7% of homeowners saw lower tax bills in 2010 than in 2007.

61% of homeowners saw tax increases of between 1% and 9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 10% and 39% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in Owen County

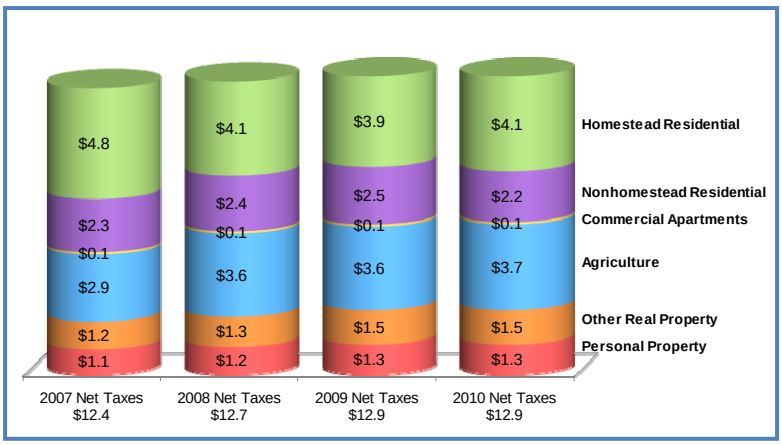
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	3,560	68.3%	243	4.7%
No Change	138	2.6%	32	0.6%
Lower Tax Bill	1,515	29.1%	4,938	94.7%
Average Change in Tax Bill	**0.5%**		**-24.1%**	
Detailed Change in Tax Bill				
20% or More	167	3.2%	123	2.4%
10% to 19%	212	4.1%	41	0.8%
1% to 9%	3,181	61.0%	79	1.5%
0%	138	2.6%	32	0.6%
-1% to -9%	826	15.8%	209	4.0%
-10% to -19%	499	9.6%	1,292	24.8%
-20% to -29%	79	1.5%	1,139	21.8%
-30% to -39%	30	0.6%	1,026	19.7%
-40% to -49%	20	0.4%	643	12.3%
-50% to -59%	15	0.3%	234	4.5%
-60% to -69%	6	0.1%	111	2.1%
-70% to -79%	9	0.2%	64	1.2%
-80% to -89%	8	0.2%	70	1.3%
-90% to -99%	6	0.1%	35	0.7%
-100%	17	0.3%	115	2.2%
Total	**5,213**	**100.0%**	**5,213**	**100.0%**

Note: Percentages may not total due to rounding.

Owen County Overview

The slightly larger-than-average increase in homeowner tax bills occurred mainly because few Owen County homeowners benefitted from the one percent tax cap. Owen County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Owen County home values tend to be lower than the state average. Also, property tax levies increased 3% in Owen County in 2010, slightly more than the state average increase of 2.4%. The largest levy increase was for the Spencer-Owen School Corporation debt service fund. Owen County does not provide local homestead credits.

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



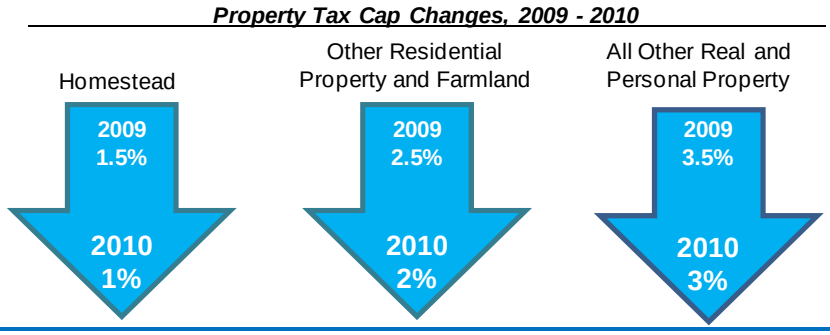
Net tax bills for all taxpayers were unchanged in Owen County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 13.9% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 10.3% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 0.4% increase and a 1.2% increase, respectively, in tax bills in 2010. Commercial and industrial property did not benefit from the tightened tax caps, because Owen County's tax rates were not high enough for this type of

property to qualify for tax cap credits. Agricultural business property saw a 2.1% increase in tax payments in 2010 because of the Owen County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Owen County in 2010 amounted to 1.9% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to slightly lower-than-average tax rates in Owen County and partly to having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. Only 4 of 15 total taxing districts had rates that exceeded $2. Two of those district rates only barely exceeded $2. No commercial or industrial properties in the 3% tax cap category qualified for credits, because all Owen County tax rates were under $3. Neither Owen County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Owen County Total $250,187

1%	2%	3%	Elderly
$21,794	$226,521	$0	$1,872
8.7%	90.5%	0.0%	0.8%

Owen County, the town of Spencer, and the Spencer-Owen Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Gosport lost the most, at 11.1%. Losses were greatest for units that overlapped the towns of Gosport and Spencer because these tax districts had the highest tax rates.

The Effects of Recession

In Owen County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.9% in December 2007 to 9.4% in July 2009. Job losses and income declines contributed to a 1.5% drop in local income tax revenue. Because part of this revenue is used for property tax levy relief, property tax levies were nudged up by the income loss.

Owen County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	608,651,800	612,187,200	0.6%
Other Residential	102,622,600	102,708,200	0.1%
Ag Business/Land	178,564,500	181,698,100	1.8%
Business Real/Personal	155,267,110	152,663,870	-1.7%
Total	**$1,045,106,010**	**$1,049,257,370**	**0.4%**

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

In Owen County, the gross assessed value of business real and personal property decreased 1.7% in 2010. All Other assessment categories increased. Total gross assessed value in Owen County rose 0.4%. This was similar to the state average increase of 0.6%.

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

Owen County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*16,237,860*	*18,304,056*	*12,744,957*	*13,125,291*	*12.7%*	*-30.4%*	*3.0%*
State Unit	16,980	17,752	0	0	4.5%	-100.0%	
Owen County	2,682,757	3,264,232	2,675,816	2,782,391	21.7%	-18.0%	4.0%
Clay Township	34,315	35,647	35,619	36,350	3.9%	-0.1%	2.1%
Franklin Township	20,464	21,944	22,825	23,420	7.2%	4.0%	2.6%
Harrison Township	8,970	9,582	9,991	10,355	6.8%	4.3%	3.6%
Jackson Township	13,570	14,743	15,940	15,479	8.6%	8.1%	-2.9%
Jefferson Township	22,561	18,715	19,785	20,344	-17.0%	5.7%	2.8%
Jennings Township	11,723	12,696	13,420	13,786	8.3%	5.7%	2.7%
Lafayette Township	9,310	10,022	10,402	10,753	7.6%	3.8%	3.4%
Marion Township	14,570	15,161	16,038	16,549	4.1%	5.8%	3.2%
Montgomery Township	10,579	10,998	10,898	10,842	4.0%	-0.9%	-0.5%
Morgan Township	11,285	16,906	22,415	22,188	49.8%	32.6%	-1.0%
Taylor Township	12,047	13,352	13,901	14,330	10.8%	4.1%	3.1%
Washington Township	55,034	38,725	20,850	20,115	-29.6%	-46.2%	-3.5%
Wayne Township	17,904	19,703	20,512	21,341	10.0%	4.1%	4.0%
Gosport Civil Town	43,945	56,172	57,251	59,920	27.8%	1.9%	4.7%
Spencer Civil Town	694,548	797,347	819,900	852,543	14.8%	2.8%	4.0%
Spencer-Owen Community School Corp	9,797,380	10,931,727	6,845,855	7,179,624	11.6%	-37.4%	4.9%
Cloverdale Community School Corp	2,200,136	2,333,511	1,431,271	1,312,852	6.1%	-38.7%	-8.3%
Spencer-Owen County Public Library	511,507	610,980	629,164	649,372	19.4%	3.0%	3.2%
Clay-Owen-Vigo Solid Waste Mgt Dist	0	0	0	0			
Poland Fire Terr (Jackson Township)	48,275	54,141	53,104	52,737	12.2%	-1.9%	-0.7%

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
60016	Clay Township	1.9440	--	5.0247%	--	--	--	--	--	1.8463
60017	Franklin Township	1.9434	--	5.0247%	--	--	--	--	--	1.8457
60018	Harrison Township	1.9429	--	5.0247%	--	--	--	--	--	1.8453
60019	Jackson Township	2.0745	--	5.0247%	--	--	--	--	--	1.9703
60020	Jefferson Township	1.9408	--	5.0247%	--	--	--	--	--	1.8433
60021	Jennings Township	1.9618	--	5.0247%	--	--	--	--	--	1.8632
60022	Lafayette Township	1.9219	--	5.0247%	--	--	--	--	--	1.8253
60023	Marion Township	1.9388	--	5.0247%	--	--	--	--	--	1.8414
60024	Montgomery Township	1.9204	--	5.0247%	--	--	--	--	--	1.8239
60025	Morgan Township	1.9537	--	5.0247%	--	--	--	--	--	1.8555
60026	Taylor Township	1.9469	--	5.0247%	--	--	--	--	--	1.8491
60027	Washington Township	2.0272	--	5.0247%	--	--	--	--	--	1.9253
60028	Spencer Town	2.6725	--	5.0247%	--	--	--	--	--	2.5382
60029	Wayne Township	1.9410	--	5.0247%	--	--	--	--	--	1.8435
60030	Gosport Town	2.3182	--	5.0247%	--	--	--	--	--	2.2017

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Owen County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*21,794*	*226,521*	*0*	*1,872*	*250,187*	*13,125,291*	*1.9%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*21,794*	*226,521*	*0*	*1,872*	*250,187*	*13,125,291*	*1.9%*
Owen County	3,932	40,002	0	425	44,358	2,782,391	1.6%
Clay Township	14	0	0	0	14	36,350	0.0%
Franklin Township	11	0	0	40	51	23,420	0.2%
Harrison Township	0	0	0	0	0	10,355	0.0%
Jackson Township	0	392	0	0	392	15,479	2.5%
Jefferson Township	1	0	0	13	14	20,344	0.1%
Jennings Township	2	0	0	0	2	13,786	0.0%
Lafayette Township	0	0	0	0	0	10,753	0.0%
Marion Township	0	0	0	0	0	16,549	0.0%
Montgomery Township	0	0	0	0	0	10,842	0.0%
Morgan Township	4	0	0	0	4	22,188	0.0%
Taylor Township	15	0	0	0	15	14,330	0.1%
Washington Township	80	646	0	0	726	20,115	3.6%
Wayne Township	4	558	0	0	562	21,341	2.6%
Gosport Civil Town	49	6,621	0	0	6,670	59,920	11.1%
Spencer Civil Town	4,779	45,599	0	1	50,380	852,543	5.9%
Spencer-Owen Community School Corp	11,451	108,302	0	1,293	121,046	7,179,624	1.7%
Cloverdale Community School Corp	534	13,730	0	0	14,265	1,312,852	1.1%
Spencer-Owen County Public Library	918	9,336	0	99	10,353	649,372	1.6%
Clay-Owen-Vigo Solid Waste Mgt Dist	0	0	0	0	0	0	
Poland Fire Terr (Jackson Township)	1	1,335	0	0	1,336	52,737	2.5%

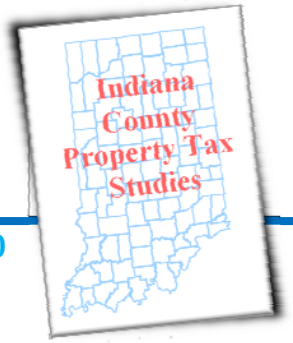
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Parke County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 17.6% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 46.5% lower than they were in 2007, before the property tax reforms.

90.7% of homeowners saw lower tax bills in 2010 than in 2007.

50.9% of homeowners saw tax increases of 20% or more from 2009 to 2010.

The largest percentage of homeowners have seen between a 40% and 59% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in Parke County

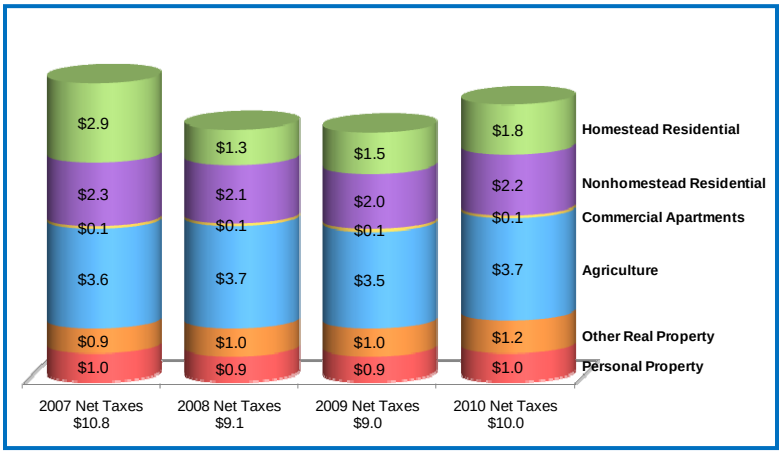
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	2,713	72.2%	295	7.8%
No Change	347	9.2%	56	1.5%
Lower Tax Bill	698	18.6%	3,407	90.7%
Average Change in Tax Bill	**17.6%**		**-46.5%**	
Detailed Change in Tax Bill				
20% or More	1,914	50.9%	151	4.0%
10% to 19%	393	10.5%	62	1.6%
1% to 9%	406	10.8%	82	2.2%
0%	347	9.2%	56	1.5%
-1% to -9%	273	7.3%	101	2.7%
-10% to -19%	130	3.5%	163	4.3%
-20% to -29%	80	2.1%	278	7.4%
-30% to -39%	44	1.2%	463	12.3%
-40% to -49%	37	1.0%	607	16.2%
-50% to -59%	34	0.9%	627	16.7%
-60% to -69%	21	0.6%	430	11.4%
-70% to -79%	20	0.5%	220	5.9%
-80% to -89%	12	0.3%	166	4.4%
-90% to -99%	8	0.2%	119	3.2%
-100%	39	1.0%	233	6.2%
Total	**3,758**	**100.0%**	**3,758**	**100.0%**

Note: Percentages may not total due to rounding.

Parke County Overview

The much larger-than-average increase in homeowner tax bills had several causes. Property tax levies increased 5.4% in Parke County in 2010, more than the state average increase of 2.4%. The largest levy increases were for the Southwest Parke School Corporation debt service fund, the Rockville School Corporation debt service fund, and the Turkey Run School Corporation bus replacement fund. Parke County homeowners did not benefit from the one percent property tax cap because Parke County provides substantial local property tax credits for homeowners, which holds tax bills below the tax cap threshold. The county saw a small decrease in the local property tax credit rates because of a decrease in the local income tax revenues which fund them.

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



Net tax bills for all taxpayers increased 10.4% in Parke County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw an 8.2% increase in tax bills. This increase was due mainly to the increase in Parke County property tax levies, as was the 9.9% increase in tax bills for nonhomestead residential property (mostly small rental residences). Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 13.5% and 9.8% increase, respectively, in tax bills in 2010. This was also mainly because of the increase in Parke County property tax levies.

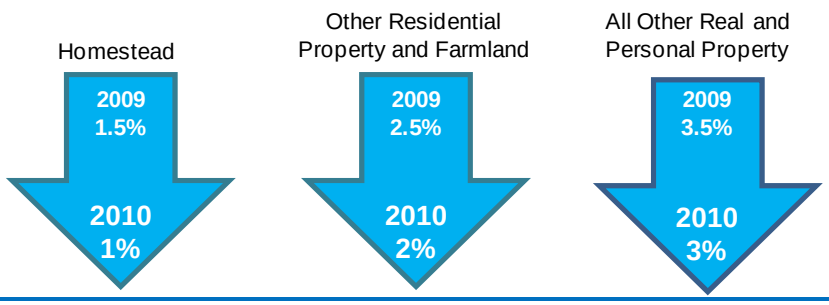
Agricultural business property saw a 5.6% increase in tax payments in 2010 because of the Parke County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Parke County in 2010 amounted to 0.6% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to much lower-than-average tax rates in Parke County. No commercial or industrial properties in the 3% tax cap category qualified for credits because all Parke County tax rates were under $3. Neither Parke County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category. A large portion of circuit breaker credits were allocated to low-income, elderly homeowners under the 2% annual growth limit for their net taxes.

2010 Circuit Breaker Credits by Cap Category
Parke County Total $66,061

1%	2%	3%	Elderly
$751	$52,785	$0	$12,524
1.1%	79.9%	0.0%	19.0%

Parke County, the town of Montezuma, and the Southwest Parke Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Montezuma lost the most, at 10.2%. Losses were greatest for units that overlapped the town of Montezuma because its tax districts had the highest tax rates.

The Effects of Recession

In Parke County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.8% in December 2007 to 9.5% in July 2009. Job losses and income declines contributed to a 1.9% drop in local income tax revenue, after adjusting for rate changes. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Parke County in 2010.

Parke County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	437,786,400	448,805,500	2.5%
Other Residential	124,950,530	132,887,300	6.4%
Ag Business/Land	252,923,000	259,846,200	2.7%
Business Real/Personal	155,530,264	159,552,960	2.6%
Total	**$971,190,194**	**$1,001,091,960**	**3.1%**

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

In Parke County, the gross assessed value of business real and personal property increased 2.6% in 2010. Other assessment categories increased, and total gross assessed value in Parke County rose 3.1%. This was higher than the state average increase of 0.6%.

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

Parke County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*15,116,036*	*15,106,171*	*10,155,226*	*10,704,050*	*-0.1%*	*-32.8%*	*5.4%*
State Unit	16,590	17,867	0	0	7.7%	-100.0%	
Parke County	3,343,634	3,297,229	2,955,925	2,924,104	-1.4%	-10.4%	-1.1%
Adams Township	108,951	113,277	110,857	103,910	4.0%	-2.1%	-6.3%
Florida Township	76,991	130,036	98,952	107,647	68.9%	-23.9%	8.8%
Greene Township	9,977	10,008	10,055	9,890	0.3%	0.5%	-1.6%
Howard Township	5,366	5,356	5,375	5,352	-0.2%	0.4%	-0.4%
Jackson Township	17,461	18,159	18,230	36,965	4.0%	0.4%	102.8%
Liberty Township	9,452	13,754	13,614	13,480	45.5%	-1.0%	-1.0%
Penn Township	16,185	15,958	16,018	15,940	-1.4%	0.4%	-0.5%
Raccoon Township	28,646	32,113	32,454	32,093	12.1%	1.1%	-1.1%
Reserve Township	23,132	22,527	23,296	23,144	-2.6%	3.4%	-0.7%
Sugar Creek Township	0	15,033	11,825	11,081		-21.3%	-6.3%
Union Township	110,341	110,843	80,765	110,657	0.5%	-27.1%	37.0%
Wabash Township	24,168	19,958	19,225	19,012	-17.4%	-3.7%	-1.1%
Washington Township	12,560	12,822	20,098	20,416	2.1%	56.7%	1.6%
Bloomingdale Civil Town	21,831	21,399	22,066	21,928	-2.0%	3.1%	-0.6%
Marshall Civil Town	21,338	20,835	21,335	21,291	-2.4%	2.4%	-0.2%
Montezuma Civil Town	98,992	91,203	99,517	97,151	-7.9%	9.1%	-2.4%
Rockville Civil Town	431,358	424,901	428,024	425,997	-1.5%	0.7%	-0.5%
Rosedale Civil Town	57,898	57,528	60,894	58,901	-0.6%	5.9%	-3.3%
Mecca Civil Town	7,171	6,779	4,934	4,934	-5.5%	-27.2%	0.0%
Clay Community School Corp	787,517	808,521	523,002	515,139	2.7%	-35.3%	-1.5%
Southwest Parke Community School Corp	3,678,477	3,260,789	2,009,756	2,246,808	-11.4%	-38.4%	11.8%
Rockville Community School Corp	3,468,345	3,646,047	1,958,692	2,127,729	5.1%	-46.3%	8.6%
Turkey Run Community School Corp	2,523,348	2,719,093	1,393,470	1,533,804	7.8%	-48.8%	10.1%
Montezuma Public Library	32,919	31,624	33,325	32,851	-3.9%	5.4%	-1.4%
Rockville Public Library	183,388	182,512	183,522	183,826	-0.5%	0.6%	0.2%
West Central Indiana Solid Waste Mgt Dist	0	0	0	0			
Raccoon Creek Fire Protection Dist	0	0	0	0			

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

		Credit Rates							
Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
Adams Township	1.5401	5.3349%	4.5014%	--	10.4329%	--	--	--	1.2279
Rockville Town	2.1704	5.3349%	4.5014%	--	51.0292%	--	--	--	0.8494
Florida Township	1.9225	5.3349%	4.5014%	--	2.5306%	--	--	--	1.6847
Rosedale Town	2.5783	5.3349%	4.5014%	--	6.0247%	--	--	--	2.1694
Greene Township	1.2328	5.3349%	4.5014%	--	76.9548%	--	--	--	0.1628
Howard Township	1.2293	5.3349%	4.5014%	--	39.0220%	--	--	--	0.6287
Jackson Township	1.6037	5.3349%	4.5014%	--	1.9820%	--	--	--	1.4142
Liberty Township	1.2456	5.3349%	4.5014%	--	24.9669%	--	--	--	0.8121
Penn Township	1.2643	5.3349%	4.5014%	--	7.0071%	--	--	--	1.0513
Bloomingdale Town	1.5644	5.3349%	4.5014%	--	91.9383%	--	--	--	0.0000
Raccoon Township	1.8433	5.3349%	4.5014%	--	7.1050%	--	--	--	1.5310
Reserve Township	1.8989	5.3349%	4.5014%	--	65.2604%	--	--	--	0.4729
Montezuma Town-Reserve Township	2.6683	5.3349%	4.5014%	--	7.8068%	--	--	--	2.1975
Sugar Creek Township	1.2699	5.3349%	4.5014%	--	13.0236%	--	--	--	0.9796
Union Township	1.3649	5.3349%	4.5014%	--	35.5868%	--	--	--	0.7449
Wabash Township	1.8210	5.3349%	4.5014%	--	20.8126%	--	--	--	1.2629
Montezuma Town-Wabash Township	2.6542	5.3349%	4.5014%	--	95.4986%	--	--	--	0.0000
Mecca Town	1.9434	5.3349%	4.5014%	--	0.0424%	--	--	--	1.7514
Washington Township	1.2458	5.3349%	4.5014%	--	95.4986%	--	--	--	0.0000
Marshall Town	1.6032	5.3349%	4.5014%	--	54.4307%	--	--	--	0.5729

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Parke County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*751*	*52,765*	*0*	*12,524*	*66,040*	*10,704,050*	*0.6%*
TIF Total	*0*	*20*	*0*	*0*	*20*	*106,514*	*0.0%*
County Total	*751*	*52,785*	*0*	*12,524*	*66,060*	*10,810,564*	*0.6%*
Parke County	204	9,034	0	3,070	12,308	2,924,104	0.4%
Adams Township	0	80	0	205	285	103,910	0.3%
Florida Township	0	170	0	112	282	107,647	0.3%
Greene Township	0	0	0	0	0	9,890	0.0%
Howard Township	0	0	0	4	4	5,352	0.1%
Jackson Township	37	0	0	14	50	36,965	0.1%
Liberty Township	0	0	0	8	8	13,480	0.1%
Penn Township	0	0	0	3	3	15,940	0.0%
Raccoon Township	0	0	0	70	70	32,093	0.2%
Reserve Township	0	317	0	19	336	23,144	1.5%
Sugar Creek Township	0	0	0	20	20	11,081	0.2%
Union Township	0	0	0	105	105	110,657	0.1%
Wabash Township	0	6	0	7	13	19,012	0.1%
Washington Township	0	0	0	1	1	20,416	0.0%
Bloomingdale Civil Town	0	0	0	0	0	21,928	0.0%
Marshall Civil Town	0	0	0	28	28	21,291	0.1%
Montezuma Civil Town	0	9,482	0	460	9,942	97,151	10.2%
Rockville Civil Town	0	3,146	0	917	4,063	425,997	1.0%
Rosedale Civil Town	0	3,787	0	111	3,898	58,901	6.6%
Mecca Civil Town	0	0	0	1	1	4,934	0.0%
Clay Community School Corp	511	0	0	189	700	515,139	0.1%
Southwest Parke Community School Corp	0	21,627	0	2,899	24,525	2,246,808	1.1%
Rockville Community School Corp	0	3,576	0	3,227	6,803	2,127,729	0.3%
Turkey Run Community School Corp	0	0	0	630	630	1,533,804	0.0%
Montezuma Public Library	0	944	0	49	993	32,851	3.0%
Rockville Public Library	0	596	0	375	971	183,826	0.5%
West Central Indiana Solid Waste Mgt Dist	0	0	0	0	0	0	
Raccoon Creek Fire Protection Dist	0	0	0	0	0	0	
TIF - Adams Township	0	0	0	0	0	0	
TIF - Rockville Town	0	20	0	0	20	64,356	0.0%
TIF - Reserve Township	0	0	0	0	0	6,631	0.0%
TIF - Union Township	0	0	0	0	0	14,007	0.0%
TIF - Wabash Township	0	0	0	0	0	9,260	0.0%
TIF - Washington Township	0	0	0	0	0	12,261	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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Perry County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

The average homeowner saw an 8.9% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 29.3% lower than they were in 2007, before the property tax reforms.

91.0% of homeowners saw lower tax bills in 2010 than in 2007.

67.0% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

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

Comparable Homestead Property Tax Changes in Perry County

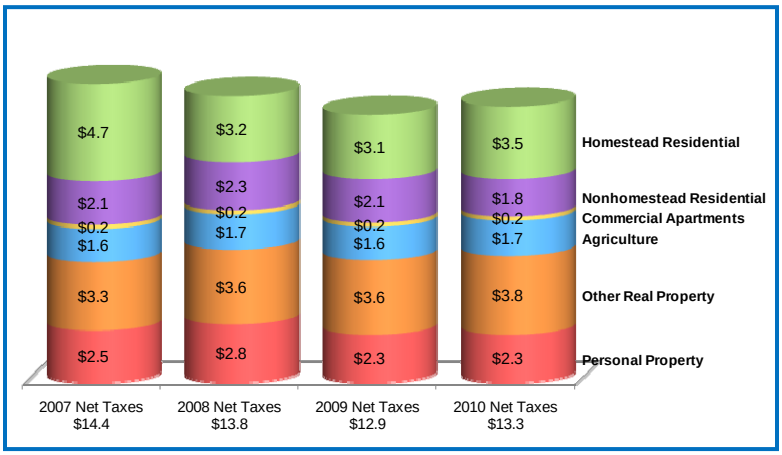
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	3,802	80.4%	374	7.9%
No Change	236	5.0%	53	1.1%
Lower Tax Bill	688	14.6%	4,299	91.0%
Average Change in Tax Bill	**8.9%**		**-29.3%**	
Detailed Change in Tax Bill				
20% or More	636	13.5%	209	4.4%
10% to 19%	1,605	34.0%	67	1.4%
1% to 9%	1,561	33.0%	98	2.1%
0%	236	5.0%	53	1.1%
-1% to -9%	392	8.3%	190	4.0%
-10% to -19%	143	3.0%	412	8.7%
-20% to -29%	44	0.9%	1,019	21.6%
-30% to -39%	22	0.5%	1,041	22.0%
-40% to -49%	21	0.4%	800	16.9%
-50% to -59%	12	0.3%	249	5.3%
-60% to -69%	14	0.3%	106	2.2%
-70% to -79%	7	0.1%	129	2.7%
-80% to -89%	6	0.1%	96	2.0%
-90% to -99%	4	0.1%	66	1.4%
-100%	23	0.5%	191	4.0%
Total	**4,726**	**100.0%**	**4,726**	**100.0%**

Note: Percentages may not total due to rounding.

Perry County Overview

The larger-than-average increase in homeowner tax bills was due mainly to increases in local government tax levies. Property tax levies increased 9.2% in Perry County in 2010, much more than the state average increase of 2.4%. The largest increase was in the levies for the Tell City-Troy Township School Corporation debt service and capital projects funds. Perry County homeowners benefitted somewhat less from the one percent property tax cap than did homeowners in the average county, primarily because Perry home values tend to be lower than the state average.

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



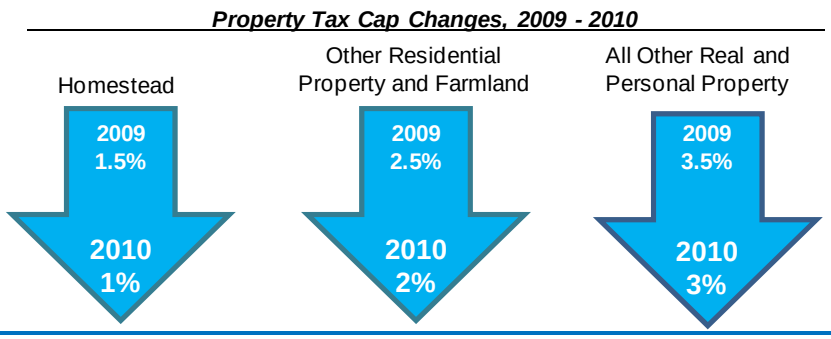
Net tax bills for all taxpayers increased 2.8% in Perry County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw an 18.1% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 12.5% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 5.7% and 0.7% increase, respectively, in tax bills in 2010. These changes in tax bills were partly due to the increase in Perry County property tax levies and partly due to changes in assessed value. After deductions and exemptions, business real property net assessed

declined by 0.3%, while personal property net assessed value declined by 8.8%. The tightening of the tax caps from 3.5% to 3% also contributed to the tax changes for commercial and industrial property. Agricultural business property saw an 8.1% increase in tax payments in 2010 because of the Perry County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Perry County in 2010 amounted to 8.3% of the total property tax levy. The statewide average was 6.3%. The larger percentage loss in the county was partly due to higher-than-average tax rates in Perry County. Tax rates in 4 of 10 total taxing districts exceeded $2, so a large amount of housing in the 2% cap category was eligible for credits. Commercial and industrial properties in the 3% tax cap category qualified for credits in the incorporated areas of the county because the tax rates in those 2 taxing districts exceeded $3. Perry County home values were not enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Perry County Total $1,200,399

1%	2%	3%	Elderly
$137,439	$815,600	$222,476	$24,884
11.5%	67.9%	18.5%	2.1%

Perry County, Tell City, and the Tell City-Troy Township School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, the city of Cannelton, the Cannelton Public Library, and the Cannelton City School Corporation lost the most, at 20.3% each. Losses were greatest for units that overlapped the municipalities of Cannelton and Tell City, because these tax districts had the highest tax rates.

The Effects of Recession

In Perry County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.0% in December 2007 to 11.0% in July 2009. Despite job losses, local income tax revenue grew by 1.7%.

Perry County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	505,235,800	510,373,300	1.0%
Other Residential	83,976,200	84,655,900	0.8%
Ag Business/Land	86,026,500	88,847,900	3.3%
Business Real/Personal	322,517,340	318,250,080	-1.3%
Total	**$997,755,840**	**$1,002,127,180**	**0.4%**

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

In Perry County, the gross assessed value of business real and personal property fell 1.3% in 2010. Other assessment categories increased, and total gross assessed value in Perry County rose 0.4%. This was just under than the state average increase of 0.6%.

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

Perry County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*16,759,621*	*17,525,543*	*11,765,993*	*12,843,845*	*4.6%*	*-32.9%*	*9.2%*
State Unit	13,113	14,181	0	0	8.1%	-100.0%	
Perry County	3,482,482	3,426,947	3,034,678	3,167,586	-1.6%	-11.4%	4.4%
Anderson Township	5,609	5,857	6,233	6,471	4.4%	6.4%	3.8%
Clark Township	8,753	8,874	9,536	9,878	1.4%	7.5%	3.6%
Leopold Township	9,242	10,326	11,009	11,430	11.7%	6.6%	3.8%
Oil Township	5,027	5,044	5,387	5,589	0.3%	6.8%	3.7%
Tobin Township	6,911	10,165	10,391	10,901	47.1%	2.2%	4.9%
Troy Township	77,428	78,645	82,912	86,451	1.6%	5.4%	4.3%
Union Township	13,235	13,431	14,354	15,165	1.5%	6.9%	5.6%
Tell City Civil City	1,767,322	1,879,021	1,817,841	1,936,445	6.3%	-3.3%	6.5%
Cannelton Civil City	383,095	351,088	410,059	425,435	-8.4%	16.8%	3.7%
Troy Civil Town	15,798	17,447	17,530	19,159	10.4%	0.5%	9.3%
Perry Central Community School Corp	3,575,983	3,823,568	1,975,774	2,049,338	6.9%	-48.3%	3.7%
Cannelton City School Corp	471,329	352,682	305,801	302,914	-25.2%	-13.3%	-0.9%
Tell City-Troy Township School Corp	6,161,486	6,557,350	3,296,684	3,995,340	6.4%	-49.7%	21.2%
Cannelton Public Library	17,843	17,099	19,451	20,685	-4.2%	13.8%	6.3%
Tell City Public Library	686,586	703,063	709,076	749,993	2.4%	0.9%	5.8%
Perry County Airport Authority	38,245	40,178	39,277	31,065	5.1%	-2.2%	-20.9%
Perry County Solid Waste Mgt Dist	0	0	0	0			
Perry County Redevelopment Comm	20,134	210,577	0	0	945.9%	-100.0%	

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
62001	Anderson Township	1.8161	--	4.2854%	2.3327%	5.4758%	--	--	--	1.5965
62002	Clark Township	1.8251	--	4.2854%	2.3409%	5.4758%	--	--	--	1.6042
62003	Leopold Township	1.8643	--	4.2854%	2.3547%	5.4758%	--	--	--	1.6384
62004	Oil Township	1.8189	--	4.2854%	2.3353%	5.4758%	--	--	--	1.5989
62005	Tobin Township	1.8341	--	4.2854%	2.3020%	5.4758%	--	--	--	1.6128
62006	Troy Township	2.1809	--	4.2854%	1.4891%	5.4758%	--	--	--	1.9355
62007	Tell City City	3.1910	--	4.2854%	2.1797%	5.4758%	--	--	--	2.8100
62008	Cannelton City	3.3273	--	4.2854%	2.5720%	5.4758%	--	--	--	2.9169
62009	Troy Town	2.4970	--	4.2854%	1.7986%	5.4758%	--	--	--	2.2084
62010	Union Township	1.8612	--	4.2854%	2.3731%	5.4758%	--	--	--	1.6354

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Perry County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*135,434*	*804,675*	*214,813*	*24,884*	*1,179,806*	*12,843,845*	*9.2%*
TIF Total	*2,005*	*10,926*	*7,663*	*0*	*20,593*	*1,669,293*	*1.2%*
County Total	*137,439*	*815,600*	*222,476*	*24,884*	*1,200,399*	*14,513,138*	*8.3%*
Perry County	26,636	158,416	40,865	5,363	231,279	3,167,586	7.3%
Anderson Township	0	0	0	7	7	6,471	0.1%
Clark Township	5	0	0	5	10	9,878	0.1%
Leopold Township	0	0	0	3	3	11,430	0.0%
Oil Township	0	0	0	5	5	5,589	0.1%
Tobin Township	10	0	0	1	11	10,901	0.1%
Troy Township	1,006	6,210	1,510	199	8,925	86,451	10.3%
Union Township	8	0	0	2	9	15,165	0.1%
Tell City Civil City	39,955	192,731	55,883	5,171	293,741	1,936,445	15.2%
Cannelton Civil City	1,664	64,736	18,731	1,404	86,534	425,435	20.3%
Troy Civil Town	94	1,472	0	6	1,572	19,159	8.2%
Perry Central Community School Corp	685	0	0	1,117	1,802	2,049,338	0.1%
Cannelton City School Corp	1,185	46,093	13,337	999	61,613	302,914	20.3%
Tell City-Troy Township School Corp	57,346	297,167	74,829	9,281	438,623	3,995,340	11.0%
Cannelton Public Library	81	3,148	911	68	4,207	20,685	20.3%
Tell City Public Library	6,499	33,148	8,347	1,201	49,195	749,993	6.6%
Perry County Airport Authority	261	1,554	401	53	2,268	31,065	7.3%
Perry County Solid Waste Mgt Dist	0	0	0	0	0	0	
Perry County Redevelopment Comm	0	0	0	0	0	0	
TIF - Troy Township	347	1,825	0	0	2,173	1,524,436	0.1%
TIF - Tell City City	1,657	9,100	7,663	0	18,421	144,857	12.7%

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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Pike County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Pike County

The average homeowner saw a 0.3% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 35.1% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	2,465	72.1%	83	2.4%
No Change	248	7.3%	63	1.8%
Lower Tax Bill	706	20.6%	3,273	95.7%
Average Change in Tax Bill	**0.3%**		**-35.1%**	
Detailed Change in Tax Bill				
20% or More	115	3.4%	46	1.3%
10% to 19%	76	2.2%	11	0.3%
1% to 9%	2,274	66.5%	26	0.8%
0%	248	7.3%	63	1.8%
-1% to -9%	394	11.5%	42	1.2%
-10% to -19%	78	2.3%	130	3.8%
-20% to -29%	44	1.3%	594	17.4%
-30% to -39%	33	1.0%	1,004	29.4%
-40% to -49%	32	0.9%	667	19.5%
-50% to -59%	24	0.7%	295	8.6%
-60% to -69%	19	0.6%	98	2.9%
-70% to -79%	22	0.6%	95	2.8%
-80% to -89%	9	0.3%	83	2.4%
-90% to -99%	12	0.4%	52	1.5%
-100%	39	1.1%	213	6.2%
Total	**3,419**	**100.0%**	**3,419**	**100.0%**

Note: Percentages may not total due to rounding.

95.7% of homeowners saw lower tax bills in 2010 than in 2007.

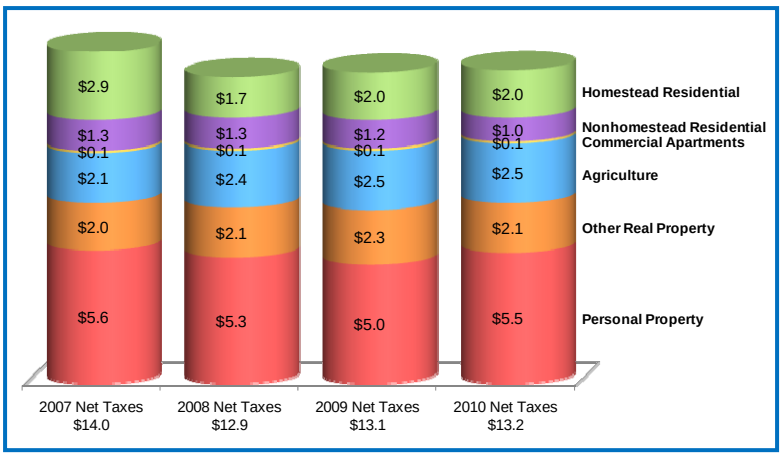
85.3% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Pike County Overview

The small increase in homeowner tax bills resulted mainly from the fact that Pike County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county. This was primarily because Pike County home values tend to be lower than the state average. Property tax levies increased 1.3% in Pike County in 2010, less than the state average increase of 2.4%. An increase in the county general fund and the Pike County School Corporation transportation fund levies was nearly offset by a decrease in the school corporation's bus replacement fund levy. Pike County does not provide local homestead credits.

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



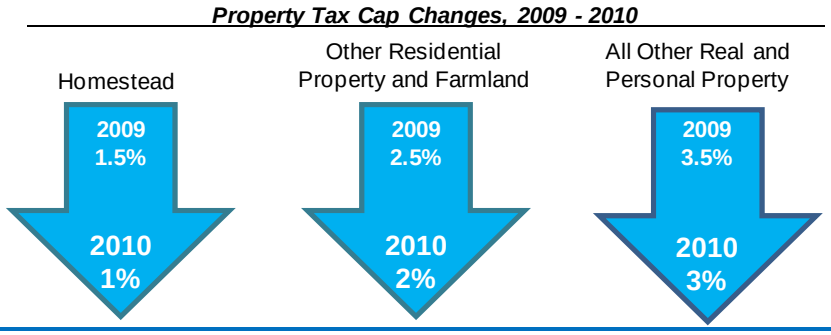
Net tax bills for all taxpayers increased 0.8% in Pike County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 35.9% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 17.0% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw an 8.4% decrease and a 10.5% increase, respectively, in tax bills in 2010. These changes in tax bills were mainly due to changes in assessed value and the tightening of the tax caps from 3.5% to 3% for commercial and industrial property.

Business real property assessments were reduced by 3.9%, while business personal property assessments grew by 13.7%. Agricultural business property saw a 0.9% decrease in tax payments in 2010 due to the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre, tax rate reductions, and the tightening of the tax caps from 2.5% to 2% for farmland.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Pike County in 2010 amounted to 2.7% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to lower-than-average tax rates in Pike County and to the county having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. Few commercial or industrial properties in the 3% tax cap category qualified for credits because the tax rate exceeded $3 in only two tax districts. Neither Pike County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Pike County Total $357,720

1%	2%	3%	Elderly
$23,501	$271,114	$56,871	$6,234
6.6%	75.8%	15.9%	1.7%

Pike County, Petersburg City, and the Pike County School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Winslow lost the most, at 20.1%. Losses were greatest for units that overlapped the municipalities of Winslow and Petersburg, because these tax districts had the highest tax rates.

The Effects of Recession

In Pike County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.3% in December 2007 to 9.6% in July 2009. Job losses and income declines contributed to a 1.3% drop in local income tax revenue.

Pike County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	306,737,600	305,701,500	-0.3%
Other Residential	45,775,800	45,214,100	-1.2%
Ag Business/Land	119,597,800	124,553,400	4.1%
Business Real/Personal	373,728,080	403,302,475	7.9%
Total	**$845,839,280**	**$878,771,475**	**3.9%**

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

In Pike County, the gross assessed value of business real and personal property grew 7.9% in 2010. Most other assessment categories decreased, and total gross assessed value in Pike County rose 3.9%. This was higher than the state average increase of 0.6%.

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

Pike County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*18,045,448*	*17,730,171*	*13,202,009*	*13,375,669*	*-1.7%*	*-25.5%*	*1.3%*
State Unit	14,457	15,420	0	0	6.7%	-100.0%	
Pike County	6,011,280	5,633,028	5,125,218	5,345,959	-6.3%	-9.0%	4.3%
Clay Township	13,503	14,464	15,131	15,029	7.1%	4.6%	-0.7%
Jefferson Township	27,406	28,442	29,433	30,949	3.8%	3.5%	5.2%
Lockhart Township	29,478	30,643	32,040	33,334	4.0%	4.6%	4.0%
Logan Township	11,327	12,344	13,110	13,608	9.0%	6.2%	3.8%
Madison Township	14,699	15,516	16,137	16,748	5.6%	4.0%	3.8%
Marion Township	10,762	11,048	11,646	12,272	2.7%	5.4%	5.4%
Monroe Township	32,294	33,898	35,645	37,136	5.0%	5.2%	4.2%
Patoka Township	28,262	29,365	31,096	32,260	3.9%	5.9%	3.7%
Washington Township	112,020	115,535	120,362	125,086	3.1%	4.2%	3.9%
Petersburg Civil City	522,615	538,498	544,138	591,811	3.0%	1.0%	8.8%
Spurgeon Civil Town	13,712	13,203	13,679	14,197	-3.7%	3.6%	3.8%
Winslow Civil Town	138,794	142,414	123,457	117,777	2.6%	-13.3%	-4.6%
Pike County School Corp	10,451,518	10,461,610	6,426,939	6,296,647	0.1%	-38.6%	-2.0%
Pike County Public Library	439,144	453,623	473,519	494,079	3.3%	4.4%	4.3%
Patoka Township Fire	105,581	110,168	116,689	121,115	4.3%	5.9%	3.8%
Jefferson-Marion Township Fire	68,596	70,952	73,770	77,662	3.4%	4.0%	5.3%
Pike County Solid Waste Dist	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
63001	Clay Township	1.9464	--	4.6539%	--	--	--	--	--	1.8558
63002	Jefferson Township	2.0417	--	4.6539%	--	--	--	--	--	1.9467
63003	Lockhart Township	2.0233	--	4.6539%	--	--	--	--	--	1.9291
63004	Logan Township	1.9931	--	4.6539%	--	--	--	--	--	1.9003
63005	Madison Township	1.9994	--	4.6539%	--	--	--	--	--	1.9063
63006	Marion Township	2.0504	--	4.6539%	--	--	--	--	--	1.9550
63007	Monroe Township	2.0358	--	4.6539%	--	--	--	--	--	1.9411
63008	Spurgeon Town	2.6209	--	4.6539%	--	--	--	--	--	2.4989
63009	Patoka Township	2.2474	--	4.6539%	--	--	--	--	--	2.1428
63010	Winslow Town	3.3284	--	4.6539%	--	--	--	--	--	3.1735
63011	Washington Township	1.9485	--	4.6539%	--	--	--	--	--	1.8578
63012	Petersburg City	3.2003	--	4.6539%	--	--	--	--	--	3.0514

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Pike County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*23,501*	*271,114*	*56,871*	*6,234*	*357,720*	*13,375,669*	*2.7%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*23,501*	*271,114*	*56,871*	*6,234*	*357,720*	*13,375,669*	*2.7%*
Pike County	6,583	78,231	14,847	2,064	101,725	5,345,959	1.9%
Clay Township	0	0	0	0	0	15,029	0.0%
Jefferson Township	13	283	0	10	305	30,949	1.0%
Lockhart Township	36	199	0	47	283	33,334	0.8%
Logan Township	0	0	0	3	3	13,608	0.0%
Madison Township	0	0	0	3	3	16,748	0.0%
Marion Township	3	125	0	1	129	12,272	1.1%
Monroe Township	0	418	0	1	419	37,136	1.1%
Patoka Township	71	1,632	203	34	1,940	32,260	6.0%
Washington Township	137	1,173	326	30	1,667	125,086	1.3%
Petersburg Civil City	7,576	65,170	18,130	1,148	92,024	591,811	15.5%
Spurgeon Civil Town	0	1,618	0	4	1,622	14,197	11.4%
Winslow Civil Town	468	18,601	4,504	115	23,688	117,777	20.1%
Pike County School Corp	7,754	92,143	17,488	2,431	119,815	6,296,647	1.9%
Pike County Public Library	608	7,230	1,372	191	9,402	494,079	1.9%
Patoka Township Fire	223	3,561	0	132	3,916	121,115	3.2%
Jefferson-Marion Township Fire	29	730	0	20	779	77,662	1.0%
Pike County Solid Waste Dist	0	0	0	0	0	0	

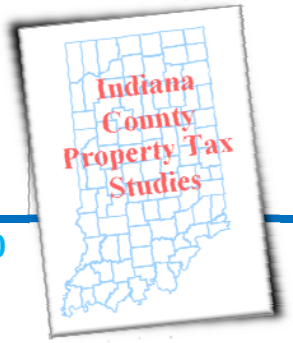
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Porter County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 5.4% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 26.8% lower than they were in 2007, before the property tax reforms.

93.8% of homeowners saw lower tax bills in 2010 than in 2007.

84.0% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

The largest percentage of homeowners have seen between a 10% and 39% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in Porter County

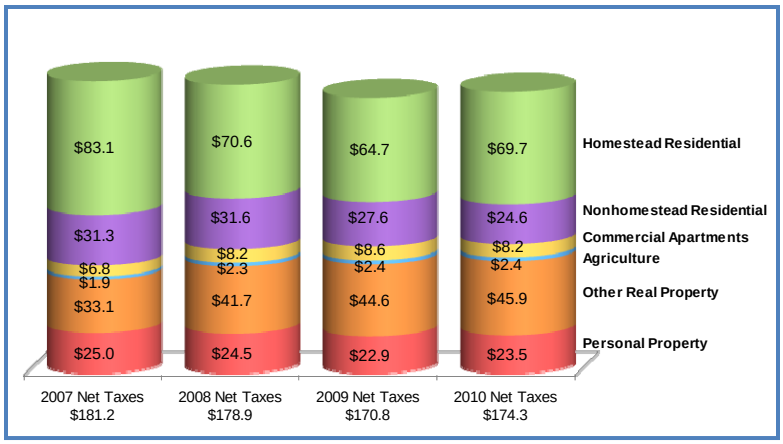
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	33,567	86.3%	2,369	6.1%
No Change	97	0.2%	30	0.1%
Lower Tax Bill	5,219	13.4%	36,484	93.8%
Average Change in Tax Bill	**5.4%**		**-26.8%**	
Detailed Change in Tax Bill				
20% or More	937	2.4%	522	1.3%
10% to 19%	8,963	23.1%	608	1.6%
1% to 9%	23,667	60.9%	1,239	3.2%
0%	97	0.2%	30	0.1%
-1% to -9%	4,037	10.4%	4,179	10.7%
-10% to -19%	874	2.2%	8,323	21.4%
-20% to -29%	163	0.4%	10,721	27.6%
-30% to -39%	53	0.1%	8,568	22.0%
-40% to -49%	26	0.1%	3,619	9.3%
-50% to -59%	18	0.0%	687	1.8%
-60% to -69%	6	0.0%	153	0.4%
-70% to -79%	4	0.0%	69	0.2%
-80% to -89%	9	0.0%	50	0.1%
-90% to -99%	5	0.0%	42	0.1%
-100%	24	0.1%	73	0.2%
Total	**38,883**	**100.0%**	**38,883**	**100.0%**

Note: Percentages may not total due to rounding.

Porter County Overview

The larger-than-average increase in homeowner tax bills had two main causes. The county saw a decrease in local homestead property tax credit rates, because of a decrease in the local income tax revenues which fund these credits. Porter County homeowners benefitted somewhat less from the one percent property tax cap than did homeowners in the average county, primarily because Porter County provides the local homestead credit. Property tax levies increased 2% in Porter County in 2010, similar to the state average increase of 2.4%. The largest increases were in the county health and jail lease rental funds, the Portage City general fund, and the Michigan City School Corporation debt service fund. These increases were partly offset by a decrease in the Valparaiso School Corporation debt service fund.

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



Net tax bills for all taxpayers increased 2.1% in Porter County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 4.0% decrease in tax bills. This decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 10.7% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 2.9% and 2.5% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Porter County property tax levies. Commercial and industrial property did not

benefit from the tightened tax caps because Porter County's tax rates were not high enough for this type of property to qualify for tax cap credits.

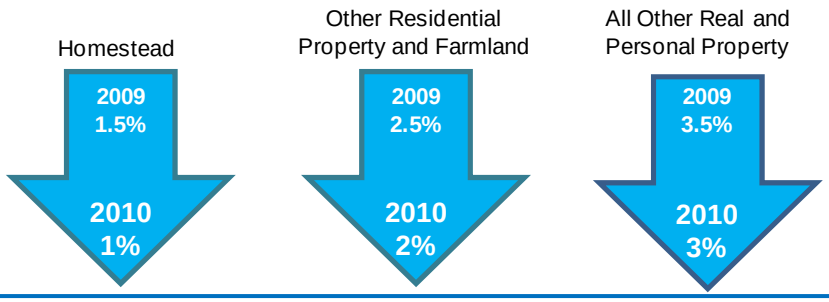
Agricultural business property saw a 0.3% decrease in tax payments in 2010 despite the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Porter County in 2010 amounted to 2.1% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to lower-than-average tax rates in Porter County. Tax rates in 11 of 29 total taxing districts exceeded $2, so a large amount of housing in the 2% cap category was eligible for credits. No commercial or industrial properties in the 3% tax cap category qualified for credits because all Porter County tax rates were under $3. Porter County tax rates and home values were high enough for about 10% of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Porter County Total $3,826,272

1%	2%	3%	Elderly
$1,130,629	$2,657,341	$0	$38,302
29.6%	69.5%	0.0%	1.0%

Porter County, the cities of Portage and Valparaiso, and the Portage Township School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Hebron lost the most, at 9.9%. Losses were greatest for units that overlapped the municipalities of Hebron, Valparaiso, and Portage because these tax districts had the highest tax rates.

The Effects of Recession

In Porter County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 3.6% in December 2007 to 9.2% in July 2009. Job losses and income declines contributed to an 8.8% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Porter County in 2010.

Porter County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	8,938,954,176	9,003,552,474	0.7%
Other Residential	1,544,713,005	1,576,629,254	2.1%
Ag Business/Land	142,325,774	149,204,799	4.8%
Business Real/Personal	3,910,945,745	3,999,033,073	2.3%
Total	**$14,536,938,700**	**$14,728,419,600**	**1.3%**

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

In Porter County, the gross assessed value of business real and personal property grew by 2.3% in 2010. Other assessment categories also increased, and total gross assessed value in Porter County increased 1.3%. This was higher than the state average increase of 0.6%.

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

Porter County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*232,696,951*	*259,472,239*	*168,181,190*	*171,607,333*	*11.5%*	*-35.2%*	*2.0%*
State Unit	213,906	251,325	0	0	17.5%	-100.0%	
Porter County	39,011,244	41,856,187	34,619,665	36,239,384	7.3%	-17.3%	4.7%
Boone Township	146,984	152,158	151,341	157,668	3.5%	-0.5%	4.2%
Center Township	1,380,303	1,446,705	1,445,190	1,482,751	4.8%	-0.1%	2.6%
Jackson Township	130,248	137,279	128,391	133,631	5.4%	-6.5%	4.1%
Liberty Township	305,006	322,069	316,086	333,942	5.6%	-1.9%	5.6%
Morgan Township	87,241	90,140	120,008	89,038	3.3%	33.1%	-25.8%
Pine Township	88,777	96,646	98,302	101,808	8.9%	1.7%	3.6%
Pleasant Township	185,297	191,437	194,417	202,796	3.3%	1.6%	4.3%
Portage Township	1,906,701	2,310,980	1,937,104	2,163,770	21.2%	-16.2%	11.7%
Porter Township	256,059	295,941	299,418	290,309	15.6%	1.2%	-3.0%
Union Township	323,223	335,227	323,043	328,254	3.7%	-3.6%	1.6%
Washington Township	187,929	206,902	202,023	205,813	10.1%	-2.4%	1.9%
Westchester Township	155,197	161,499	159,619	163,869	4.1%	-1.2%	2.7%
Valparaiso Civil City	14,959,969	16,289,698	16,249,346	16,643,236	8.9%	-0.2%	2.4%
Portage Civil City	14,406,012	15,064,428	13,920,695	14,646,066	4.6%	-7.6%	5.2%
Chesterton Civil Town	4,350,725	4,604,074	4,856,897	5,558,222	5.8%	5.5%	14.4%
Beverly Shores Civil Town	311,187	583,102	728,822	559,190	87.4%	25.0%	-23.3%
Burns Harbor Civil Town	1,302,010	1,362,402	2,013,902	1,861,083	4.6%	47.8%	-7.6%
Dune Acres Civil Town	265,711	275,809	284,610	295,051	3.8%	3.2%	3.7%
Hebron Civil Town	557,126	577,598	595,583	617,575	3.7%	3.1%	3.7%
Kouts Civil Town	270,754	315,565	329,145	340,323	16.6%	4.3%	3.4%
Ogden Dunes Civil Town	622,907	650,446	591,331	669,671	4.4%	-9.1%	13.2%
Porter Civil Town	1,861,905	1,898,178	1,998,261	2,070,309	1.9%	5.3%	3.6%
Pines Civil Town	84,311	87,393	90,928	94,214	3.7%	4.0%	3.6%
Michigan City Area School Corp	2,565,563	3,611,147	1,892,146	2,424,057	40.8%	-47.6%	28.1%
Boone Township School Corp	5,460,063	6,225,857	3,961,398	3,759,329	14.0%	-36.4%	-5.1%
Duneland School Corp	36,958,315	42,426,897	20,441,967	20,535,971	14.8%	-51.8%	0.5%
East Porter County School Corp	13,768,547	15,044,735	8,948,837	8,471,638	9.3%	-40.5%	-5.3%
Porter Township School Corp	7,599,914	8,533,173	4,532,931	4,343,242	12.3%	-46.9%	-4.2%
Union Township School Corp	7,906,759	8,952,069	4,297,165	4,368,353	13.2%	-52.0%	1.7%
Portage Township School Corp	30,685,819	36,173,575	17,018,947	17,614,446	17.9%	-53.0%	3.5%
Valparaiso Community School Corp	35,217,441	40,089,375	17,132,353	16,322,520	13.8%	-57.3%	-4.7%
Westchester Public Library	2,164,300	2,254,700	2,301,380	2,417,314	4.2%	2.1%	5.0%
Porter County Public Library	5,465,141	5,103,485	5,249,200	5,324,557	-6.6%	2.9%	1.4%
West Porter Township Fire Protection	135,313	140,831	131,597	136,139	4.1%	-6.6%	3.5%
Porter Co Solid Waste Mgt Dist	0	0	0	0			
Porter Co Airport Authority	623,895	649,258	619,142	641,794	4.1%	-4.6%	3.7%
Valparaiso Redevelopment Comm	382,938	328,290	0	0	-14.3%	-100.0%	
Burns Harbor Town Redevelopment	0	0	0	0			
Porter Redevelopment Comm	0	0	0	0			
Portage Redevelopment Comm	346,445	375,659	0	0	8.4%	-100.0%	
Chesterton Redevelopment Comm	45,766	0	0	0	-100.0%		

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
64001	Boone Township	2.2969	--	3.8660%	--	9.6650%	--	--	--	1.9861
64002	Hebron (Boone)	2.8559	--	3.8660%	--	9.6650%	--	--	--	2.4695
64003	Center Township	1.3672	--	3.8660%	--	9.6650%	--	--	--	1.1822
64004	Valparaiso (Center)	2.2199	--	3.8660%	--	9.6650%	--	--	--	1.9195
64005	Jackson Township	1.3789	--	3.8660%	--	9.6650%	--	--	--	1.1923
64006	Liberty Township	1.4299	--	3.8660%	--	9.6650%	--	--	--	1.2364
64007	Chesterton-Liberty Twp	2.1996	--	3.8660%	--	9.6650%	--	--	--	1.9020
64008	Morgan Township	1.5730	--	3.8660%	--	9.6650%	--	--	--	1.3602
64009	Pine Township-Mich City Schl	1.6267	--	3.8660%	--	9.6650%	--	--	--	1.4066
64010	Pine Township-Duneland Schl	1.4267	--	3.8660%	--	9.6650%	--	--	--	1.2337
64011	Beverly Shores (Pines)	1.8900	--	3.8660%	--	9.6650%	--	--	--	1.6343
64012	Pines Town (Pines Twp)	1.9964	--	3.8660%	--	9.6650%	--	--	--	1.7263
64013	Pleasant Township	1.6432	--	3.8660%	--	9.6650%	--	--	--	1.4209
64014	Kouts (Pleasant)	2.0083	--	3.8660%	--	9.6650%	--	--	--	1.7366
64015	Portage Township	1.8255	--	3.8660%	--	9.6650%	--	--	--	1.5785
64016	Portage City-Portage Twp	2.4792	--	3.8660%	--	9.6650%	--	--	--	2.1437
64017	Ogden Dunes (Portage)	1.8913	--	3.8660%	--	9.6650%	--	--	--	1.6354
64018	Porter Township	1.5175	--	3.8660%	--	9.6650%	--	--	--	1.3122
64019	Union Township	1.5020	--	3.8660%	--	9.6650%	--	--	--	1.2988
64020	Washington Township	1.6082	--	3.8660%	--	9.6650%	--	--	--	1.3906
64021	Westchester Township	1.4703	--	3.8660%	--	9.6650%	--	--	--	1.2714
64022	Portage City-Westchester Twp	2.4097	--	3.8660%	--	9.6650%	--	--	--	2.0836
64023	Chesterton-Westchester Twp	2.2586	--	3.8660%	--	9.6650%	--	--	--	1.9530
64024	Burns Harbor (Westchester)	1.7884	--	3.8660%	--	9.6650%	--	--	--	1.5464
64025	Dune Arces (Westchester)	1.7433	--	3.8660%	--	9.6650%	--	--	--	1.5074
64026	Porter Town (Westchester)	2.3534	--	3.8660%	--	9.6650%	--	--	--	2.0350
64027	Chesterton-Jackson Twp	2.1833	--	3.8660%	--	9.6650%	--	--	--	1.8879
64028	Porter Twp-W Porter Fire	1.4939	--	3.8660%	--	9.6650%	--	--	--	1.2918
64029	Valparaiso-Washington Twp	2.5325	--	3.8660%	--	9.6650%	--	--	--	2.1898

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
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The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Porter County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*1,130,279*	*2,596,027*	*0*	*38,301*	*3,764,608*	*171,607,333*	*2.2%*
TIF Total	*350*	*61,314*	*0*	*1*	*61,664*	*14,345,528*	*0.4%*
County Total	*1,130,629*	*2,657,341*	*0*	*38,302*	*3,826,272*	*185,952,861*	*2.1%*
Porter County	201,023	450,751	0	7,264	659,038	36,239,384	1.8%
Boone Township	1,871	7,406	0	13	9,289	157,668	5.9%
Center Township	2,760	6,872	0	109	9,741	1,482,751	0.7%
Jackson Township	172	33	0	7	212	133,631	0.2%
Liberty Township	741	267	0	54	1,062	333,942	0.3%
Morgan Township	0	0	0	0	0	89,038	0.0%
Pine Township	100	0	0	5	105	101,808	0.1%
Pleasant Township	0	46	0	18	64	202,796	0.0%
Portage Township	8,664	25,388	0	1,266	35,318	2,163,770	1.6%
Porter Township	0	0	0	36	36	290,309	0.0%
Union Township	0	0	0	42	42	328,254	0.0%
Washington Township	211	212	0	0	423	205,813	0.2%
Westchester Township	565	1,076	0	32	1,673	163,869	1.0%
Valparaiso Civil City	149,400	354,400	0	1,789	505,590	16,643,236	3.0%
Portage Civil City	107,418	355,714	0	6,229	469,360	14,646,066	3.2%
Chesterton Civil Town	123,715	127,269	0	2,718	253,701	5,558,222	4.6%
Beverly Shores Civil Town	1,712	0	0	0	1,712	559,190	0.3%
Burns Harbor Civil Town	0	0	0	27	27	1,861,083	0.0%
Dune Acres Civil Town	72	0	0	0	72	295,051	0.0%
Hebron Civil Town	13,856	47,193	0	145	61,193	617,575	9.9%
Kouts Civil Town	0	281	0	65	346	340,323	0.1%
Ogden Dunes Civil Town	5,108	0	0	0	5,108	669,671	0.8%
Porter Civil Town	27,440	95,444	0	1,002	123,885	2,070,309	6.0%
Pines Civil Town	0	0	0	0	0	94,214	0.0%
Michigan City Area School Corp	5,429	0	0	55	5,484	2,424,057	0.2%
Boone Township School Corp	53,342	200,894	0	427	254,663	3,759,329	6.8%
Duneland School Corp	150,823	219,553	0	4,618	374,994	20,535,971	1.8%
East Porter County School Corp	12,462	13,258	0	228	25,948	8,471,638	0.3%
Porter Township School Corp	0	0	0	390	390	4,343,242	0.0%
Union Township School Corp	0	0	0	555	555	4,368,353	0.0%
Portage Township School Corp	113,255	331,865	0	7,759	452,879	17,614,446	2.6%
Valparaiso Community School Corp	100,389	249,972	0	1,648	352,009	16,322,520	2.2%
Westchester Public Library	19,670	37,502	0	713	57,885	2,417,314	2.4%
Porter County Public Library	26,522	62,648	0	957	90,128	5,324,557	1.7%
West Porter Township Fire Protection	0	0	0	5	5	136,139	0.0%
Porter Co Solid Waste Mgt Dist	0	0	0	0	0	0	
Porter Co Airport Authority	3,560	7,983	0	129	11,671	641,794	1.8%
Valparaiso Redevelopment Comm	0	0	0	0	0	0	
Burns Harbor Town Redevelopment	0	0	0	0	0	0	
Porter Redevelopment Comm	0	0	0	0	0	0	
Portage Redevelopment Comm	0	0	0	0	0	0	
Chesterton Redevelopment Comm	0	0	0	0	0	0	
TIF - TIF #1-026 Porter (11)	106	7,893	0	1	7,999	946,151	0.8%
TIF - TIF #2-016 Portage (8)	2	2,244	0	0	2,246	5,976,209	0.0%
TIF - TIF #2-022 Portage West (24)	0	141	0	0	141	687	20.5%
TIF - TIF #3-004 Valparaiso (01)	0	44,845	0	0	44,845	3,188,340	1.4%
TIF - TIF #4-004 Valparaiso (01)	0	527	0	0	527	611,215	0.1%
TIF - TIF #5-029 Wash Valpo (29)	0	0	0	0	0	421,634	0.0%
TIF - TIF #6-029 Wash Valpo (29)	0	295	0	0	295	1,261,361	0.0%
TIF - TIF #7-023 Chesterton (10)	242	3,322	0	0	3,565	839,253	0.4%
TIF - TIF #7-007 Chest/Chest Liberty (26)	0	1,212	0	0	1,212	522,672	0.2%
TIF - TIF #7-027 Chest/Chest Jackson (27)	0	0	0	0	0	0	
TIF - TIF #8-024 Burns Harbor (25)	0	0	0	0	0	505,119	0.0%
TIF - TIF #9-004 Valparaiso (01)	0	133	0	0	133	23,182	0.6%
TIF - TIF #10-002 Hebron (17)	0	702	0	0	702	49,706	1.4%

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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Posey County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

The average homeowner saw a 13.4% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 9.7% lower than they were in 2007, before the property tax reforms.

Comparable Homestead Property Tax Changes in Posey County

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	5,771	77.8%	2,929	39.5%
No Change	198	2.7%	77	1.0%
Lower Tax Bill	1,453	19.6%	4,416	59.5%
Average Change in Tax Bill	**13.4%**		**-9.7%**	
Detailed Change in Tax Bill				
20% or More	3,250	43.8%	1,561	21.0%
10% to 19%	1,459	19.7%	664	8.9%
1% to 9%	1,062	14.3%	704	9.5%
0%	198	2.7%	77	1.0%
-1% to -9%	662	8.9%	772	10.4%
-10% to -19%	376	5.1%	906	12.2%
-20% to -29%	191	2.6%	1,158	15.6%
-30% to -39%	82	1.1%	800	10.8%
-40% to -49%	45	0.6%	349	4.7%
-50% to -59%	25	0.3%	164	2.2%
-60% to -69%	12	0.2%	91	1.2%
-70% to -79%	18	0.2%	41	0.6%
-80% to -89%	13	0.2%	37	0.5%
-90% to -99%	17	0.2%	30	0.4%
-100%	12	0.2%	68	0.9%
Total	**7,422**	**100.0%**	**7,422**	**100.0%**

Note: Percentages may not total due to rounding.

59.5% of homeowners saw lower tax bills in 2010 than in 2007.

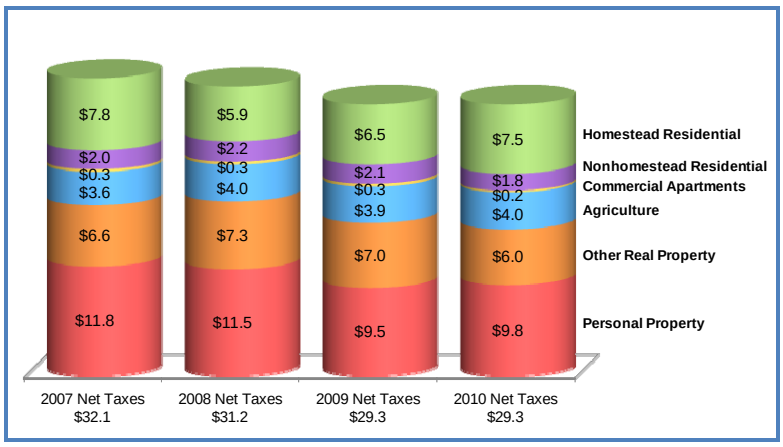
63.5% of homeowners saw tax increases of 10% or more from 2009 to 2010.

The two largest groups of homeowners have seen a 20% or more increase and between a 10% and 29% decrease in their tax bills from 2007 to 2010.

Posey County Overview

The much larger-than-average increase in homeowner tax bills was partly due to a fall in the assessed value of commercial and industrial real property in Posey in 2010, resulting in a tax shift to homeowners. In addition, Posey County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Posey County tax rates tend to be lower than the state average. Property tax levies increased 0.8% in Posey County in 2010, less than the state average increase of 2.4%. The largest levy increase was in the county cumulative bridge fund, but this was mostly offset by decreases in the county general fund, decreases in the Mt. Vernon School Corporation general and debt service funds, and decreases in the Alexandrian Library capital projects fund.

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



Net tax bills for all taxpayers decreased 0.1% in Posey County from 2009 to 2010. This was less than the statewide reduction of 1.4%. In 2010 apartment owners saw a 13.6% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 13.8% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 14.9% decrease and a 2.8% increase, respectively, in tax bills in 2010. These changes in tax bills were mainly due to changes in

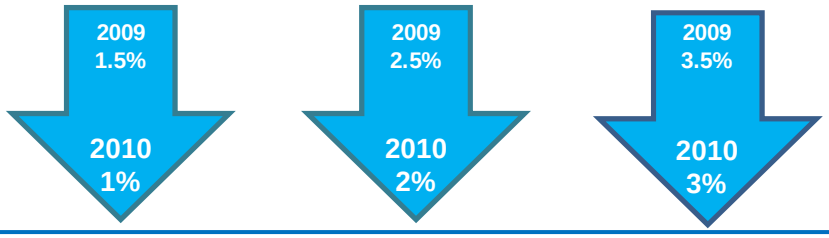
assessed value. Business real property assessments declined by 18.5%, while business personal property assessments grew by 1.4%. Commercial and industrial property did not benefit from the tightened tax caps, because Posey County's tax rates were not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 1.9% increase in tax payments in 2010 mainly because of the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Posey County in 2010 amounted to 2.2% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to much smaller-than-average tax rates in Posey County and to the county having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. No commercial or industrial properties in the 3% tax cap category qualified for credits, because all Posey County tax rates were under $3. Posey County tax rates were high not enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Posey County Total $646,573

1%	2%	3%	Elderly
$221,853	$417,224	$0	$7,495
34.3%	64.5%	0.0%	1.2%

Posey County, Mount Vernon City, and the M.S.D. Mount Vernon School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Griffin lost the most, at 13.9%. Losses were greatest for units that overlapped Mount Vernon City because its tax district had the highest tax rate.

The Effects of Recession

In Posey County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 3.8% in December 2007 to 8.3% in July 2009. Despite job losses, income tax revenue grew 1.4%, after adjusting for tax rate changes.

Posey County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,022,370,470	1,074,130,200	5.1%
Other Residential	92,169,630	99,292,100	7.7%
Ag Business/Land	256,971,900	260,959,900	1.6%
Business Real/Personal	1,105,300,743	1,032,019,926	-6.6%
Total	**$2,476,812,743**	**$2,466,402,126**	**-0.4%**

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

In Posey County, the gross assessed value of business real and personal property fell 6.6% in 2010. Other assessment categories increased, and total gross assessed value in Posey County declined by 0.4%. This was lower than the state average increase of 0.6 %.

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

Posey County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*45,158,723*	*46,568,429*	*29,321,878*	*29,551,009*	*3.1%*	*-37.0%*	*0.8%*
State Unit	41,910	47,691	0	0	13.8%	-100.0%	
Posey County	8,640,550	9,301,814	8,648,995	8,963,412	7.7%	-7.0%	3.6%
Bethel Township	13,797	14,301	14,867	15,433	3.7%	4.0%	3.8%
Black Township	779,071	794,313	791,787	791,086	2.0%	-0.3%	-0.1%
Center Township	15,329	15,911	16,525	17,152	3.8%	3.9%	3.8%
Harmony Township	41,501	46,247	47,539	38,993	11.4%	2.8%	-18.0%
Lynn Township	50,913	53,595	55,704	57,805	5.3%	3.9%	3.8%
Marrs Township	243,191	254,693	264,709	274,757	4.7%	3.9%	3.8%
Point Township	16,991	17,601	18,282	18,979	3.6%	3.9%	3.8%
Robb Township	49,742	51,523	53,590	55,655	3.6%	4.0%	3.9%
Robinson Township	136,709	141,849	140,369	146,144	3.8%	-1.0%	4.1%
Smith Township	40,645	41,776	42,724	44,234	2.8%	2.3%	3.5%
Mount Vernon Civil City	2,884,839	2,988,369	2,941,685	3,053,850	3.6%	-1.6%	3.8%
Cynthiana Civil Town	61,845	64,411	62,040	66,463	4.1%	-3.7%	7.1%
Griffin Civil Town	10,342	11,187	10,831	11,801	8.2%	-3.2%	9.0%
New Harmony Civil Town	131,747	136,498	140,554	145,965	3.6%	3.0%	3.8%
Poseyville Civil Town	251,914	261,464	231,893	240,483	3.8%	-11.3%	3.7%
M.S.D. Mount Vernon School Corp	22,701,165	22,814,672	9,850,349	9,725,862	0.5%	-56.8%	-1.3%
M.S.D. North Posey County School Corp	5,734,617	6,169,436	3,573,150	3,560,661	7.6%	-42.1%	-0.3%
New Harmony Town And Township School Corp	1,359,192	1,349,939	347,995	365,347	-0.7%	-74.2%	5.0%
New Harmony Workingmens Institute	57,415	53,589	57,594	59,801	-6.7%	7.5%	3.8%
Poseyville Carnegie Library	100,028	103,608	107,640	111,765	3.6%	3.9%	3.8%
Alexandrian Free Public Library	1,251,178	1,268,296	1,318,390	1,184,991	1.4%	3.9%	-10.1%
Griffin-Bethel Township Fire Protection	51,084	53,226	55,343	57,436	4.2%	4.0%	3.8%
Wadesville-Center Township Fire	44,216	41,467	45,400	44,768	-6.2%	9.5%	-1.4%
Posey County Solid Waste Mgt Dist	448,792	470,953	483,923	498,166	4.9%	2.8%	2.9%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
65005	Center Township	1.6571	--	3.3868%	3.7229%	--	--	--	--	1.5393
65006	Harmony Township	1.1305	--	3.3868%	4.1552%	--	--	--	--	1.0452
65007	New Harmony Town	1.7510	--	3.3868%	5.4421%	--	--	--	--	1.5964
65008	Lynn Township	1.4482	--	3.3868%	3.9140%	--	--	--	--	1.3425
65010	Point Township	1.3944	--	3.3868%	3.9506%	--	--	--	--	1.2921
65011	Robb Township	1.6450	--	3.3868%	3.5993%	--	--	--	--	1.5301
65012	Poseyville Town	2.3680	--	3.3868%	4.6627%	--	--	--	--	2.1774
65014	Smith Township	1.6627	--	3.3868%	3.6283%	--	--	--	--	1.5461
65015	Cynthiana Town	2.2349	--	3.3868%	4.6601%	--	--	--	--	2.0551
65016	Robinson Township	1.6818	--	3.3868%	3.5671%	--	--	--	--	1.5648
65017	Black Township	1.4722	--	3.3868%	3.8904%	--	--	--	--	1.3651
65018	Mount Vernon City	2.8123	--	3.3868%	5.9037%	--	--	--	--	2.5510
65019	Marrs Township	1.4206	--	3.3868%	4.0065%	--	--	--	--	1.3156
65020	Bethel Township	1.9131	--	3.3868%	4.2953%	--	--	--	--	1.7661
65021	Griffin Town	2.7762	--	3.3868%	5.4469%	--	--	--	--	2.5310
65022	Mt Vernon Econ Dev 1	2.4575	--	3.3868%	5.9038%	--	--	--	--	2.2292

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Posey County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*221,619*	*417,224*	*0*	*7,495*	*646,338*	*29,551,009*	*2.2%*
TIF Total	*234*	*0*	*0*	*0*	*234*	*224,524*	*0.1%*
County Total	*221,853*	*417,224*	*0*	*7,495*	*646,573*	*29,775,533*	*2.2%*
Posey County	43,087	75,785	0	1,861	120,733	8,963,412	1.3%
Bethel Township	0	143	0	0	143	15,433	0.9%
Black Township	1,190	2,307	0	62	3,559	791,086	0.4%
Center Township	76	0	0	10	86	17,152	0.5%
Harmony Township	16	0	0	35	52	38,993	0.1%
Lynn Township	130	0	0	10	139	57,805	0.2%
Marrs Township	390	0	0	29	420	274,757	0.2%
Point Township	0	0	0	1	1	18,979	0.0%
Robb Township	203	275	0	4	482	55,655	0.9%
Robinson Township	307	0	0	45	352	146,144	0.2%
Smith Township	112	189	0	5	306	44,234	0.7%
Mount Vernon Civil City	98,082	196,633	0	2,125	296,841	3,053,850	9.7%
Cynthiana Civil Town	136	2,999	0	85	3,220	66,463	4.8%
Griffin Civil Town	0	1,641	0	0	1,641	11,801	13.9%
New Harmony Civil Town	337	0	0	11	348	145,965	0.2%
Poseyville Civil Town	3,488	8,006	0	0	11,494	240,483	4.8%
M.S.D. Mount Vernon School Corp	52,338	96,629	0	1,616	150,583	9,725,862	1.5%
M.S.D. North Posey County School Corp	12,159	16,400	0	982	29,541	3,560,661	0.8%
New Harmony Town And Township School Corp	365	0	0	237	603	365,347	0.2%
New Harmony Workingmens Institute	138	0	0	4	143	59,801	0.2%
Poseyville Carnegie Library	484	873	0	28	1,385	111,765	1.2%
Alexandrian Free Public Library	5,989	10,598	0	214	16,800	1,184,991	1.4%
Griffin-Bethel Township Fire Protection	0	533	0	0	533	57,436	0.9%
Wadesville-Center Township Fire	198	0	0	26	224	44,768	0.5%
Posey County Solid Waste Mgt Dist	2,395	4,212	0	103	6,710	498,166	1.3%
TIF - Mt Vernon TIF East Side Econ Dev Area	0	0	0	0	0	223,031	0.0%
TIF - West Franklin Econ Dev Area	234	0	0	0	234	1,493	15.7%

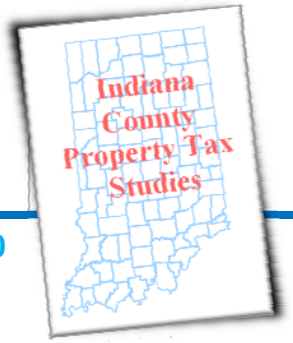
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Pulaski County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Pulaski County

The average homeowner saw a 3.6% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 78.0% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	1,690	49.3%	26	0.8%
No Change	554	16.2%	34	1.0%
Lower Tax Bill	1,186	34.6%	3,370	98.3%
Average Change in Tax Bill	**3.6%**		**-78.0%**	
Detailed Change in Tax Bill				
20% or More	517	15.1%	19	0.6%
10% to 19%	389	11.3%	3	0.1%
1% to 9%	784	22.9%	4	0.1%
0%	554	16.2%	34	1.0%
-1% to -9%	565	16.5%	3	0.1%
-10% to -19%	429	12.5%	8	0.2%
-20% to -29%	79	2.3%	8	0.2%
-30% to -39%	26	0.8%	16	0.5%
-40% to -49%	25	0.7%	47	1.4%
-50% to -59%	13	0.4%	94	2.7%
-60% to -69%	6	0.2%	389	11.3%
-70% to -79%	7	0.2%	1,049	30.6%
-80% to -89%	4	0.1%	1,028	30.0%
-90% to -99%	3	0.1%	230	6.7%
-100%	29	0.8%	498	14.5%
Total	**3,430**	**100.0%**	**3,430**	**100.0%**

Note: Percentages may not total due to rounding.

98.3% of homeowners saw lower tax bills in 2010 than in 2007.

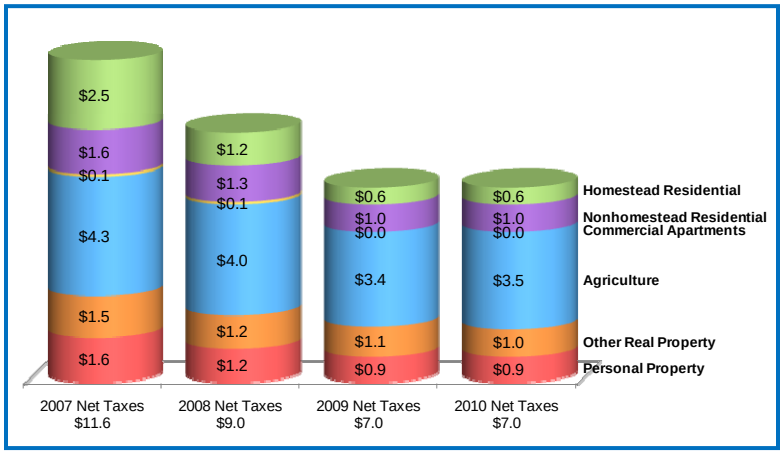
55.6% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 70% and 89% decrease in their tax bills from 2007 to 2010.

Pulaski County Overview

The larger-than-average increase in homeowner tax bills had several causes. Pulaski County homeowner taxes are low, due to large local homestead credits funded by local income taxes. Even small increases in homeowner taxes will produce large percentage increases. Pulaski County homeowners did not benefit from the one percent property tax cap, primarily because the large local homestead credit kept homeowner tax bills low. The state homestead credit decreased in the county more than the state average. Property tax levies decreased 0.6% in Pulaski County in 2010, compared to the state average increase of 2.4%. The largest levy decreases were in the Eastern Pulaski School Corporation's debt service funds.

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



Net tax bills for all taxpayers decreased 0.6% in Pulaski County from 2009 to 2010. This was slightly less than the statewide reduction of 1.4%. In 2010 apartment owners saw a 4.7% decrease in tax bills. This decrease was due mainly to a reduction in apartment assessed valuation. Residential property (mostly small rental residences) saw a 7.3% decrease in tax bills, mainly due to a lower rate of assessed value growth than other classes of property. The tightening of the tax caps from 2.5% to 2% for rental housing affected apartment and other residential tax bills to a lesser extent than the valuation changes. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 6.4% decrease and a 0.5% increase, respectively, in

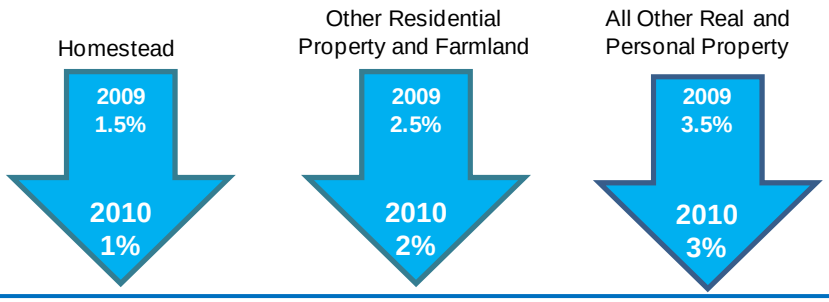
tax bills in 2010. These changes in tax bills were mainly due to changes in assessed value. After deductions and exemptions, business real property net assessed value declined by 2.6%, while personal property net assessed value grew by 3.7%. Commercial and industrial property did not benefit from the tightened tax caps because Pulaski County's tax rates were not high enough for this type of property to qualify for tax cap credits. Despite the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre, agricultural business property saw only a 1.3% increase in tax payments in 2010 because tax rates fell in 11 of 19 tax districts.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Pulaski County in 2010 amounted to 0.1% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was mostly due to much lower-than-average tax rates and very high LOIT-funded property tax credits in Pulaski County. Only a small number of parcels in 2% cap category were eligible for tax cap credits. No commercial or industrial properties in the 3% tax cap category qualified for credits because all Pulaski County tax rates were under $3. Pulaski County tax rates were not high enough for any homesteads to qualify for credits in the 1% category, although a few low-income, elderly homeowners received credits under the 2% annual growth limit for their net taxes.

2010 Circuit Breaker Credits by Cap Category
Pulaski County Total $5,888

1%	2%	3%	Elderly
$0	$5,580	$0	$307
0.0%	94.8%	0.0%	5.2%

Pulaski County, the town of Medaryville, and the West Central School Corporation saw most of the revenue losses from the tax caps in 2010.

The Effects of Recession

In Pulaski County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.2% in December 2007 to 10.4% in July 2009. Despite job losses, local income tax revenue grew by 0.7%.

Pulaski County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	350,174,800	352,511,400	0.7%
Other Residential	64,159,800	64,469,740	0.5%
Ag Business/Land	298,892,800	311,255,300	4.1%
Business Real/Personal	195,037,870	192,062,270	-1.5%
Total	**$908,265,270**	**$920,298,710**	**1.3%**

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

In Pulaski County, the gross assessed value of business real and personal property declined by 1.5% in 2010. Other assessment categories increased, and total gross assessed value in Pulaski County rose 1.3%. This was higher than the state average increase of 0.6%.

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

Pulaski County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*16,453,620*	*16,600,075*	*10,190,928*	*10,134,304*	*0.9%*	*-38.6%*	*-0.6%*
State Unit	15,312	16,993	0	0	11.0%	-100.0%	
Pulaski County	5,835,071	5,016,552	3,855,439	3,999,857	-14.0%	-23.1%	3.7%
Beaver Township	18,761	19,518	19,227	18,543	4.0%	-1.5%	-3.6%
Cass Township	23,200	23,058	23,586	23,286	-0.6%	2.3%	-1.3%
Franklin Township	13,646	13,870	13,898	13,700	1.6%	0.2%	-1.4%
Harrison Township	22,954	23,303	22,506	22,794	1.5%	-3.4%	1.3%
Indian Creek Township	17,941	18,185	18,163	16,054	1.4%	-0.1%	-11.6%
Jefferson Township	16,706	16,420	16,548	16,319	-1.7%	0.8%	-1.4%
Monroe Township	58,912	58,753	58,473	57,704	-0.3%	-0.5%	-1.3%
Rich Grove Township	24,783	25,497	25,620	25,274	2.9%	0.5%	-1.4%
Salem Township	68,518	69,014	68,870	68,134	0.7%	-0.2%	-1.1%
Tippecanoe Township	39,388	40,470	40,063	39,743	2.7%	-1.0%	-0.8%
Van Buren Township	56,544	66,229	64,790	63,938	17.1%	-2.2%	-1.3%
White Post Township	58,654	62,138	61,261	60,472	5.9%	-1.4%	-1.3%
Francesville Civil Town	130,265	130,051	130,160	129,207	-0.2%	0.1%	-0.7%
Medaryville Civil Town	151,366	171,476	166,860	166,581	13.3%	-2.7%	-0.2%
Monterey Civil Town	43,110	40,617	42,946	42,135	-5.8%	5.7%	-1.9%
Winamac Civil Town	456,661	502,450	485,778	485,950	10.0%	-3.3%	0.0%
Culver Community School Corp	331,416	426,105	175,698	193,513	28.6%	-58.8%	10.1%
Eastern Pulaski Community School Corp	5,098,847	5,388,761	2,421,394	2,098,507	5.7%	-55.1%	-13.3%
West Central School Corp	2,707,660	2,933,775	1,246,731	1,383,371	8.4%	-57.5%	11.0%
North Judson-San Pierre School Corp	678,459	684,364	483,534	475,695	0.9%	-29.3%	-1.6%
Francesville Public Library	123,053	123,241	124,330	122,725	0.2%	0.9%	-1.3%
Monterey Public Library	80,330	81,635	84,358	80,603	1.6%	3.3%	-4.5%
Pulaski County Public Library	382,063	647,600	540,695	530,199	69.5%	-16.5%	-1.9%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0			

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
66001	Beaver Township II	1.2392	24.4238%	21.8646%	--	38.2587%	--	--	--	0.1915
66002	Beaver Township I	1.2295	24.4238%	21.8646%	--	38.2587%	--	--	--	0.1900
66003	Cass Township	1.3656	24.4238%	21.8646%	--	38.2587%	--	--	--	0.2110
66004	Cass Township - North	1.7745	24.4238%	21.8646%	--	38.2587%	--	--	--	0.2742
66005	Franklin Township	1.3533	24.4238%	21.8646%	--	38.2587%	--	--	--	0.2091
66006	Harrison Township	1.3653	24.4238%	21.8646%	--	38.2587%	--	--	--	0.2110
66007	Indian Creek Township	1.3458	24.4238%	21.8646%	--	38.2587%	--	--	--	0.2080
66008	Jefferson Township - East	1.3606	24.4238%	21.8646%	--	38.2587%	--	--	--	0.2103
66009	Jefferson Township	1.3509	24.4238%	21.8646%	--	38.2587%	--	--	--	0.2088
66010	Monroe Township	1.3543	24.4238%	21.8646%	--	38.2587%	--	--	--	0.2093
66011	Winamac Corp (Monroe)	2.2390	24.4238%	21.8646%	--	38.2587%	--	--	--	0.3460
66012	Rich Grove Township	1.7715	24.4238%	21.8646%	--	38.2587%	--	--	--	0.2737
66013	Salem Township	1.4506	24.4238%	21.8646%	--	38.2587%	--	--	--	0.2242
66014	Francesville Corp (Salem)	2.1903	24.4238%	21.8646%	--	38.2587%	--	--	--	0.3385
66015	Tippecanoe Township	1.2562	24.4238%	21.8646%	--	38.2587%	--	--	--	0.1941
66016	Monterey Corp (Tippecanoe)	2.5008	24.4238%	21.8646%	--	38.2587%	--	--	--	0.3864
66017	Van Buren Township	1.4354	24.4238%	21.8646%	--	38.2587%	--	--	--	0.2218
66018	White Post Township	1.4242	24.4238%	21.8646%	--	38.2587%	--	--	--	0.2201
66019	Medaryville Corp (White Post)	2.8694	24.4238%	21.8646%	--	38.2587%	--	--	--	0.4434

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Pulaski County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*0*	*5,580*	*0*	*307*	*5,888*	*10,134,304*	*0.1%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*0*	*5,580*	*0*	*307*	*5,888*	*10,134,304*	*0.1%*
Pulaski County	0	1,158	0	123	1,280	3,999,857	0.0%
Beaver Township	0	0	0	0	0	18,543	0.0%
Cass Township	0	0	0	3	3	23,286	0.0%
Franklin Township	0	0	0	2	2	13,700	0.0%
Harrison Township	0	0	0	0	0	22,794	0.0%
Indian Creek Township	0	0	0	1	1	16,054	0.0%
Jefferson Township	0	0	0	0	0	16,319	0.0%
Monroe Township	0	0	0	0	0	57,704	0.0%
Rich Grove Township	0	0	0	0	0	25,274	0.0%
Salem Township	0	0	0	0	0	68,134	0.0%
Tippecanoe Township	0	0	0	1	1	39,743	0.0%
Van Buren Township	0	0	0	5	5	63,938	0.0%
White Post Township	0	100	0	0	100	60,472	0.2%
Francesville Civil Town	0	0	0	4	4	129,207	0.0%
Medaryville Civil Town	0	2,953	0	0	2,953	166,581	1.8%
Monterey Civil Town	0	0	0	0	0	42,135	0.0%
Winamac Civil Town	0	0	0	21	21	485,950	0.0%
Culver Community School Corp	0	0	0	5	5	193,513	0.0%
Eastern Pulaski Community School Corp	0	0	0	81	81	2,098,507	0.0%
West Central School Corp	0	1,162	0	35	1,197	1,383,371	0.1%
North Judson-San Pierre School Corp	0	0	0	4	4	475,695	0.0%
Francesville Public Library	0	0	0	1	1	122,725	0.0%
Monterey Public Library	0	0	0	2	2	80,603	0.0%
Pulaski County Public Library	0	208	0	20	228	530,199	0.0%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0	0	0	

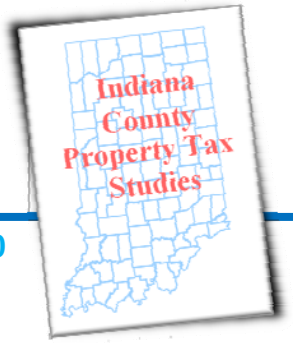
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Putnam County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 25.2% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 39.1% lower than they were in 2007, before the property tax reforms.

97.6% of homeowners saw lower tax bills in 2010 than in 2007.

81.9% of homeowners saw tax increases of 10% or more from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in Putnam County

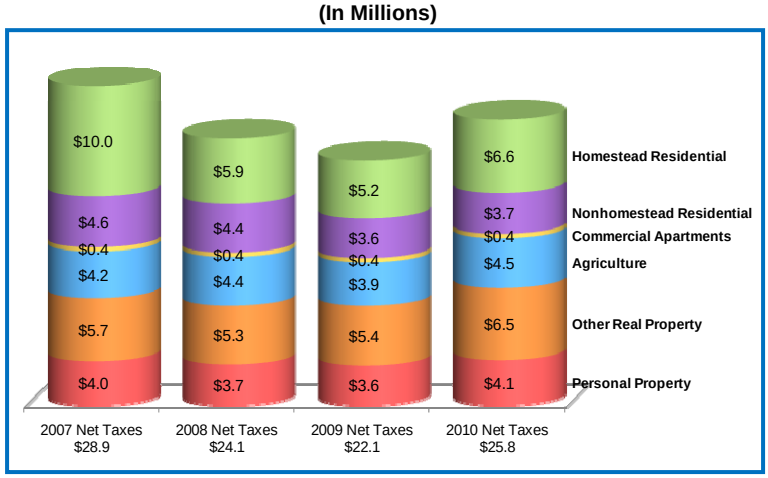
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	7,945	93.4%	165	1.9%
No Change	162	1.9%	41	0.5%
Lower Tax Bill	400	4.7%	8,301	97.6%
Average Change in Tax Bill	**25.2%**		**-39.1%**	
Detailed Change in Tax Bill				
20% or More	4,941	58.1%	90	1.1%
10% to 19%	2,021	23.8%	24	0.3%
1% to 9%	983	11.6%	51	0.6%
0%	162	1.9%	41	0.5%
-1% to -9%	172	2.0%	163	1.9%
-10% to -19%	63	0.7%	405	4.8%
-20% to -29%	51	0.6%	965	11.3%
-30% to -39%	23	0.3%	2,326	27.3%
-40% to -49%	28	0.3%	2,170	25.5%
-50% to -59%	14	0.2%	1,297	15.2%
-60% to -69%	13	0.2%	495	5.8%
-70% to -79%	9	0.1%	174	2.0%
-80% to -89%	4	0.0%	124	1.5%
-90% to -99%	7	0.1%	93	1.1%
-100%	16	0.2%	89	1.0%
Total	**8,507**	**100.0%**	**8,507**	**100.0%**

Note: Percentages may not total due to rounding.

Putnam County Overview

The much larger-than-average increase in homeowner tax bills had several causes. Property tax levies increased 14% in Putnam County in 2010, much more than the state average increase of 2.4%. The largest levy increases were in the Greencastle School Corporation's debt service fund, the South Putnam School Corporation's debt service fund, and the North Putnam School Corporation's capital projects fund. The county saw a decrease in local homestead property tax credit rates, because of a decrease in the local income tax revenues which fund these credits. Putnam County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, because Putnam County tax rates tend to be lower than the state average and because the substantial local homestead credit holds homeowner tax bills low.

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



Net tax bills for all taxpayers increased 17.5% in Putnam County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 2.7% increase in tax bills. This increase was moderated by the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 4% increase in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 21.5% and 15.5% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Putnam County property tax levies and assessed value increases.

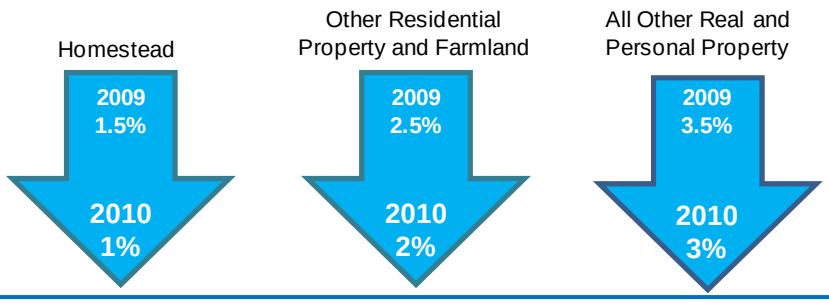
Commercial and industrial property did not benefit from the tightened tax caps, because Putnam County's tax rates were not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 15.7% increase in tax payments in 2010 because of the Putnam County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Putnam County in 2010 amounted to 1.2% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was mostly due to lower-than-average tax rates in Putnam County. Tax rates in 4 of 20 total taxing districts exceeded $2, so housing in the 2% cap category was eligible for credits in these districts. No commercial or industrial properties in the 3% tax cap category qualified for credits because all Putnam County tax rates were under $3. Putnam County tax rates were not high enough for more than a few homesteads to qualify for credits in the 1% category, although many low-income, elderly homeowners received credits under the 2% annual growth limit for their net taxes.

2010 Circuit Breaker Credits by Cap Category
Putnam County Total $329,299

1%	2%	3%	Elderly
$595	$306,552	$0	$22,152
0.2%	93.1%	0.0%	6.7%

Putnam County, Greencastle City, and the Greencastle Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, Greencastle City lost the most, at 3.8%. Losses were greatest for units that overlapped Greencastle City, because its tax district had the highest tax rate.

The Effects of Recession

In Putnam County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.5% in December 2007 to 11.2% in July 2009. Job losses and income declines contributed to a 0.2% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Putnam County in 2010.

Putnam County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,246,383,030	1,275,939,000	2.4%
Other Residential	214,096,300	218,474,200	2.0%
Ag Business/Land	286,543,400	304,665,900	6.3%
Business Real/Personal	685,626,770	753,872,843	10.0%
Total	**$2,432,649,500**	**$2,552,951,943**	**4.9%**

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

In Putnam County, the gross assessed value of business real and personal property increased 10.0% in 2010. Other assessment categories increased, and total gross assessed value in Putnam County rose 4.9%. This was higher than the state average increase of 0.6%.

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

Putnam County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*38,155,081*	*37,234,633*	*22,867,616*	*26,075,712*	*-2.4%*	*-38.6%*	*14.0%*
State Unit	36,503	41,489	0	0	13.7%	-100.0%	
Putnam County	6,254,221	4,918,202	3,955,276	4,371,917	-21.4%	-19.6%	10.5%
Clinton Township	12,678	12,790	13,286	14,251	0.9%	3.9%	7.3%
Cloverdale Township	38,878	40,444	38,418	39,687	4.0%	-5.0%	3.3%
Floyd Township	21,193	22,248	23,350	24,330	5.0%	5.0%	4.2%
Franklin Township	13,656	14,208	13,944	15,505	4.0%	-1.9%	11.2%
Greencastle Township	103,524	103,744	95,303	97,729	0.2%	-8.1%	2.5%
Jackson Township	11,542	8,129	7,078	7,053	-29.6%	-12.9%	-0.4%
Jefferson Township	33,759	34,390	32,594	34,206	1.9%	-5.2%	4.9%
Madison Township	44,586	48,330	45,558	23,650	8.4%	-5.7%	-48.1%
Marion Township	26,124	26,607	28,286	29,694	1.8%	6.3%	5.0%
Monroe Township	9,521	9,974	9,651	9,888	4.8%	-3.2%	2.5%
Russell Township	18,614	18,888	17,817	19,553	1.5%	-5.7%	9.7%
Warren Township	23,190	24,117	24,388	25,347	4.0%	1.1%	3.9%
Washington Township	38,364	50,873	33,775	52,384	32.6%	-33.6%	55.1%
Greencastle Civil City	2,787,713	2,767,767	2,666,072	2,782,045	-0.7%	-3.7%	4.3%
Bainbridge Civil Town	95,082	99,674	100,478	104,262	4.8%	0.8%	3.8%
Cloverdale Civil Town	256,643	265,969	269,226	292,003	3.6%	1.2%	8.5%
Roachdale Civil Town	132,838	138,505	130,811	145,400	4.3%	-5.6%	11.2%
Russellville Civil Town	29,783	29,778	30,445	31,893	0.0%	2.2%	4.8%
Fillmore Civil Town	33,486	35,757	35,917	37,123	6.8%	0.4%	3.4%
South Putnam Community School Corp	7,040,176	7,202,732	3,771,329	4,352,126	2.3%	-47.6%	15.4%
North Putnam Community School Corp	6,247,006	7,228,625	3,423,183	3,969,187	15.7%	-52.6%	16.0%
Cloverdale Community School Corp	3,074,902	3,201,460	1,978,595	2,100,546	4.1%	-38.2%	6.2%
Greencastle Community School Corp	10,777,747	9,910,770	5,132,081	6,703,103	-8.0%	-48.2%	30.6%
Roachdale Public Library	37,605	39,919	38,027	42,620	6.2%	-4.7%	12.1%
Putnam County Public Library	691,122	645,739	673,829	444,137	-6.6%	4.4%	-34.1%
Roachdale Fire Protection	59,863	62,629	56,723	64,532	4.6%	-9.4%	13.8%
Walnut Creek Fire Protection	87,049	99,663	90,751	106,174	14.5%	-8.9%	17.0%
Floyd Twp Fire Dist	117,713	131,213	131,425	135,367	11.5%	0.2%	3.0%
West Central Indiana Solid Waste Mgt Dist	0	0	0	0			
Greencastle Redevelopment Comm	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
67001	Clinton Township	1.1839	--	3.9733%	--	19.7067%	--	--	--	0.9036
67002	Cloverdale Township	1.7295	--	3.9733%	--	19.7067%	--	--	--	1.3200
67003	Cloverdale Town-Cloverdale Twp	2.0885	--	3.9733%	--	19.7067%	--	--	--	1.5939
67004	Floyd Township	1.1512	--	3.9733%	--	19.7067%	--	--	--	0.8786
67005	Franklin Township	1.1796	--	3.9733%	--	19.7067%	--	--	--	0.9003
67006	Roachdale Town	1.8994	--	3.9733%	--	19.7067%	--	--	--	1.4496
67007	Greencastle Township	1.5715	--	3.9733%	--	19.7067%	--	--	--	1.1994
67008	Greencastle City	2.3877	--	3.9733%	--	19.7067%	--	--	--	1.8223
67009	Jackson Township	1.1451	--	3.9733%	--	19.7067%	--	--	--	0.8739
67010	Jefferson Township	1.8222	--	3.9733%	--	19.7067%	--	--	--	1.3907
67011	Madison Township	1.5827	--	3.9733%	--	19.7067%	--	--	--	1.2079
67012	Marion Township	1.8095	--	3.9733%	--	19.7067%	--	--	--	1.3810
67013	Monroe Township	1.1742	--	3.9733%	--	19.7067%	--	--	--	0.8961
67014	Bainbridge Town	1.9729	--	3.9733%	--	19.7067%	--	--	--	1.5057
67015	Russell Township	1.1274	--	3.9733%	--	19.7067%	--	--	--	0.8604
67016	Russellville Town	1.5952	--	3.9733%	--	19.7067%	--	--	--	1.2175
67017	Warren Township	1.8094	--	3.9733%	--	19.7067%	--	--	--	1.3809
67018	Cloverdale Town-Warren Township	2.1746	--	3.9733%	--	19.7067%	--	--	--	1.6597
67019	Washington Township	1.8405	--	3.9733%	--	19.7067%	--	--	--	1.4047
67020	Fillmore Town	2.0814	--	3.9733%	--	19.7067%	--	--	--	1.5885

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Putnam County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*595*	*306,552*	*0*	*22,152*	*329,299*	*26,075,712*	*1.3%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*1,015,523*	*0.0%*
County Total	*595*	*306,552*	*0*	*22,152*	*329,299*	*27,091,235*	*1.2%*
Putnam County	71	37,153	0	3,347	40,572	4,371,917	0.9%
Clinton Township	0	0	0	10	10	14,251	0.1%
Cloverdale Township	0	90	0	9	99	39,687	0.2%
Floyd Township	0	0	0	4	4	24,330	0.0%
Franklin Township	0	0	0	8	8	15,505	0.1%
Greencastle Township	2	1,056	0	124	1,183	97,729	1.2%
Jackson Township	0	0	0	2	2	7,053	0.0%
Jefferson Township	0	0	0	14	14	34,206	0.0%
Madison Township	0	0	0	31	31	23,650	0.1%
Marion Township	0	18	0	29	47	29,694	0.2%
Monroe Township	0	0	0	6	6	9,888	0.1%
Russell Township	0	0	0	11	11	19,553	0.1%
Warren Township	0	1	0	6	7	25,347	0.0%
Washington Township	0	0	0	56	56	52,384	0.1%
Greencastle Civil City	211	101,603	0	3,721	105,535	2,782,045	3.8%
Bainbridge Civil Town	0	0	0	159	159	104,262	0.2%
Cloverdale Civil Town	0	3,028	0	52	3,079	292,003	1.1%
Roachdale Civil Town	0	0	0	174	174	145,400	0.1%
Russellville Civil Town	0	0	0	50	50	31,893	0.2%
Fillmore Civil Town	0	510	0	37	547	37,123	1.5%
South Putnam Community School Corp	0	2,578	0	3,035	5,613	4,352,126	0.1%
North Putnam Community School Corp	0	0	0	1,553	1,553	3,969,187	0.0%
Cloverdale Community School Corp	0	10,705	0	469	11,174	2,100,546	0.5%
Greencastle Community School Corp	303	145,845	0	8,758	154,905	6,703,103	2.3%
Roachdale Public Library	0	0	0	22	22	42,620	0.1%
Putnam County Public Library	8	3,965	0	346	4,319	444,137	1.0%
Roachdale Fire Protection	0	0	0	28	28	64,532	0.0%
Walnut Creek Fire Protection	0	0	0	68	68	106,174	0.1%
Floyd Twp Fire Dist	0	0	0	22	22	135,367	0.0%
West Central Indiana Solid Waste Mgt Dist	0	0	0	0	0	0	
Greencastle Redevelopment Comm	0	0	0	0	0	0	
TIF - Greencastle City	0	0	0	0	0	1,013,579	0.0%
TIF - Cloverdale	0	0	0	0	0	1,944	0.0%

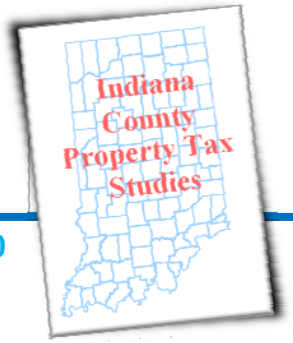
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Randolph County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Randolph County

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	4,042	58.6%	146	2.1%
No Change	398	5.8%	69	1.0%
Lower Tax Bill	2,452	35.6%	6,677	96.9%
Average Change in Tax Bill	**-2.1%**		**-41.2%**	
Detailed Change in Tax Bill				
20% or More	567	8.2%	70	1.0%
10% to 19%	1,080	15.7%	27	0.4%
1% to 9%	2,395	34.8%	49	0.7%
0%	398	5.8%	69	1.0%
-1% to -9%	1,138	16.5%	106	1.5%
-10% to -19%	810	11.8%	315	4.6%
-20% to -29%	248	3.6%	847	12.3%
-30% to -39%	101	1.5%	1,712	24.8%
-40% to -49%	37	0.5%	1,692	24.6%
-50% to -59%	28	0.4%	863	12.5%
-60% to -69%	15	0.2%	275	4.0%
-70% to -79%	5	0.1%	208	3.0%
-80% to -89%	12	0.2%	179	2.6%
-90% to -99%	11	0.2%	123	1.8%
-100%	47	0.7%	357	5.2%
Total	**6,892**	**100.0%**	**6,892**	**100.0%**

Note: Percentages may not total due to rounding.

The average homeowner saw a 2.1% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 41.2% lower than they were in 2007, before the property tax reforms.

96.9% of homeowners saw lower tax bills in 2010 than in 2007.

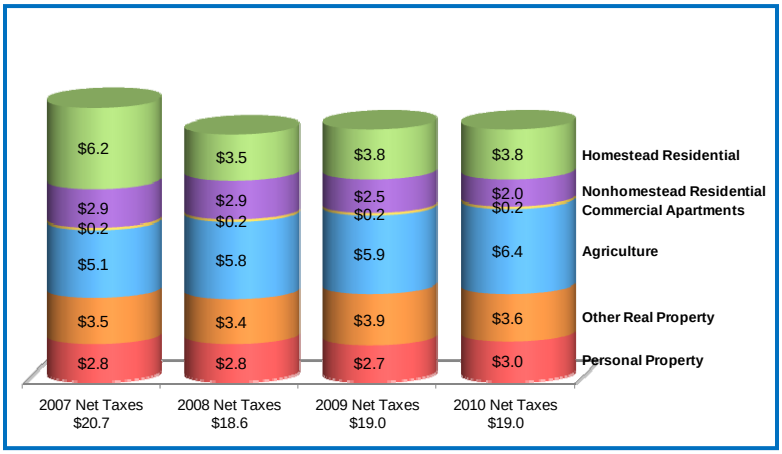
72.8% of homeowners saw tax changes ranging between +19% and -9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Randolph County Overview

The decline in homeowner tax bills was nearly identical to the state average. Property tax levies increased 6.1% in Randolph County in 2010, more than the state average increase of 2.4%. The largest levy increase was in the Randolph Central School Corporation debt service and capital projects funds, but Winchester City and Union City, the towns of Losantville and Saratoga, and the Randolph Southern School Corporation also had substantial levy increases. The levy increases were offset by a large increase in commercial/industrial assessed value, which shifted taxes away from homeowners. Randolph County homeowners benefitted somewhat less from the one percent property tax cap than did homeowners in the average county, primarily because Randolph County home values tend to be lower than the state average. Randolph County does not provide local homestead credits.

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



Net tax bills for all taxpayers decreased 0.7% in Randolph County from 2009 to 2010. This was less than the statewide reduction of 1.4%. In 2010 apartment owners saw a 22.3% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 19.7% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw an 8.3% decrease and a 9.8% increase, respectively, in tax bills

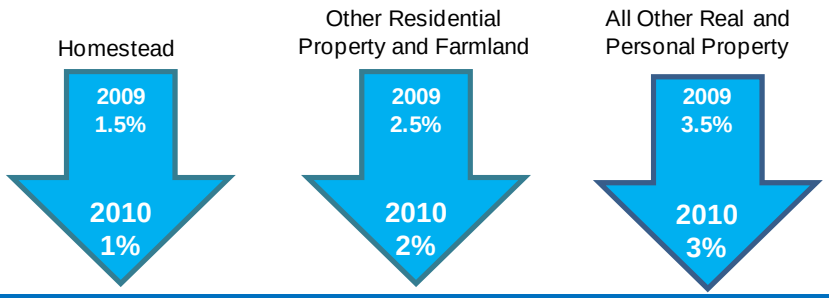
in 2010. These changes in tax bills were mainly due to changes in assessed value. After deductions and exemptions, business real property net assessed value declined by 5.2% while personal property net assessed value grew by 11.7%. The tightening of the tax caps from 3.5% to 3% also contributed to the tax changes for commercial and industrial property. Agricultural business property saw an 8.1% increase in tax payments in 2010 because of the Randolph County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Randolph County in 2010 amounted to 11.6% of the total property tax levy. The statewide average was 6.3%. The larger percentage loss in the county was partly due to higher-than-average tax rates in Randolph County. Tax rates in 11 of 21 total taxing districts exceeded $2, so a large amount of housing in the 2% cap category was eligible for credits. A large amount of commercial and industrial properties in the 3% tax cap category qualified for credits because the tax rates in 6 taxing districts exceeded $3. Randolph County home values were not high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Randolph County Total $2,490,612

1%	2%	3%	Elderly
$188,861	$1,202,726	$1,086,216	$12,808
7.6%	48.3%	43.6%	0.5%

Randolph County and the cities of Winchester and Union City saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, Union City and the Union City Public Library lost the most, at 37.5% each. Losses were greatest for units that overlapped the municipalities in the county, because these tax districts had the highest tax rates.

The Effects of Recession

In Randolph County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.7% in December 2007 to 11.7% in July 2009. Job losses and income declines contributed to a 0.2% drop in local income tax revenue. Because part of this revenue is used for property tax levy relief, property tax levies were nudged up by the income loss.

Randolph County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	639,503,700	620,025,000	-3.0%
Other Residential	93,450,000	91,967,200	-1.6%
Ag Business/Land	377,325,100	388,006,300	2.8%
Business Real/Personal	324,715,590	392,033,860	20.7%
Total	**$1,434,994,390**	**$1,492,032,360**	**4.0%**

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

In Randolph County, the gross assessed value of business real and personal property increased 20.7% in 2010. Most other assessment categories decreased, and total gross assessed value in Randolph County rose 4.0%. This was higher than the state average increase of 0.6%.

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

Randolph County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*27,509,765*	*28,102,487*	*19,788,083*	*20,994,891*	*2.2%*	*-29.6%*	*6.1%*
State Unit	22,992	25,159	0	0	9.4%	-100.0%	
Randolph County	7,211,695	7,057,038	5,029,544	5,097,990	-2.1%	-28.7%	1.4%
Franklin Township	26,252	27,127	26,995	28,565	3.3%	-0.5%	5.8%
Green Township	15,678	16,592	17,117	17,601	5.8%	3.2%	2.8%
Greensfork Township	27,619	28,732	28,629	24,956	4.0%	-0.4%	-12.8%
Jackson Township	28,398	28,807	30,436	31,158	1.4%	5.7%	2.4%
Monroe Township	57,621	59,223	51,270	59,262	2.8%	-13.4%	15.6%
Stoney Creek Township	24,056	24,095	25,376	26,374	0.2%	5.3%	3.9%
Union Township	42,759	43,441	44,920	16,337	1.6%	3.4%	-63.6%
Ward Township	34,805	36,689	37,907	14,318	5.4%	3.3%	-62.2%
Washington Township	32,880	36,255	37,559	38,613	10.3%	3.6%	2.8%
Wayne Township	36,629	39,163	40,433	41,840	6.9%	3.2%	3.5%
White River Township	192,218	195,853	204,724	226,714	1.9%	4.5%	10.7%
Winchester Civil City	2,130,200	2,197,011	2,250,863	2,360,948	3.1%	2.5%	4.9%
Union City Civil City	1,538,619	1,726,591	2,017,724	2,129,190	12.2%	16.9%	5.5%
Albany Civil Town	12,296	13,337	12,425	11,815	8.5%	-6.8%	-4.9%
Farmland Civil Town	248,896	253,038	236,048	262,580	1.7%	-6.7%	11.2%
Losantville Civil Town	35,674	39,913	40,778	195,713	11.9%	2.2%	379.9%
Lynn Civil Town	232,224	235,872	238,249	252,938	1.6%	1.0%	6.2%
Modoc Civil Town	25,845	26,762	27,822	27,575	3.5%	4.0%	-0.9%
Parker Civil Town	175,116	188,733	192,490	201,653	7.8%	2.0%	4.8%
Ridgeville Civil Town	148,296	156,309	140,778	159,792	5.4%	-9.9%	13.5%
Saratoga Civil Town	57,343	65,843	66,467	198,477	14.8%	0.9%	198.6%
Union School Corp	1,652,862	1,603,873	889,381	890,817	-3.0%	-44.5%	0.2%
Randolph Southern School Corp	2,121,606	2,388,172	1,124,768	1,239,479	12.6%	-52.9%	10.2%
Monroe Central School Corp	3,227,776	3,234,165	2,175,612	2,195,625	0.2%	-32.7%	0.9%
Randolph Central School Corp	5,029,770	5,061,877	2,548,401	2,935,482	0.6%	-49.7%	15.2%
Randolph Eastern School Corp	2,670,860	2,837,087	1,781,403	1,813,987	6.2%	-37.2%	1.8%
Farmland Public Library	27,479	26,929	26,050	28,588	-2.0%	-3.3%	9.7%
Ridgeville Public Library	15,239	15,973	15,022	16,900	4.8%	-6.0%	12.5%
Union City Public Library	123,587	128,243	132,808	140,918	3.8%	3.6%	6.1%
Winchester Public Library	228,776	235,278	244,585	254,853	2.8%	4.0%	4.2%
Washington Township Public Library	47,772	49,307	51,499	53,833	3.2%	4.4%	4.5%
Randolph Co Solid Waste Mgt Dist	0	0	0	0			
Winchester City Redevelopment Comm	5,927	0	0	0	-100.0%		

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
68001	Franklin Township	1.5514	--	4.7609%	--	--	--	--	--	1.4775
68002	Ridgeville Town	3.8259	--	4.7609%	--	--	--	--	--	3.6438
68003	Green Township	1.9275	--	4.7609%	--	--	--	--	--	1.8357
68004	Albany Town	2.5424	--	4.7609%	--	--	--	--	--	2.4214
68005	Greensfork Township	1.3989	--	4.7609%	--	--	--	--	--	1.3323
68006	Jackson Township	1.7397	--	4.7609%	--	--	--	--	--	1.6569
68007	Monroe Township	1.9742	--	4.7609%	--	--	--	--	--	1.8802
68008	Farmland Town	3.4998	--	4.7609%	--	--	--	--	--	3.3332
68009	Parker City Town	2.8265	--	4.7609%	--	--	--	--	--	2.6919
68010	Stoney Creek Township	1.9421	--	4.7609%	--	--	--	--	--	1.8496
68011	Union Township	1.4644	--	4.7609%	--	--	--	--	--	1.3947
68012	Losantville Town	3.0010	--	4.7609%	--	--	--	--	--	2.8581
68013	Modoc Town	2.4027	--	4.7609%	--	--	--	--	--	2.2883
68014	Ward Township	1.8423	--	4.7609%	--	--	--	--	--	1.7546
68015	Saratoga Town	4.2411	--	4.7609%	--	--	--	--	--	4.0392
68016	Washington Township	1.4627	--	4.7609%	--	--	--	--	--	1.3931
68017	Lynn Town	2.8996	--	4.7609%	--	--	--	--	--	2.7616
68018	Wayne Township	1.6925	--	4.7609%	--	--	--	--	--	1.6119
68019	Union City	4.7990	--	4.7609%	--	--	--	--	--	4.5705
68020	White River Township	1.7044	--	4.7609%	--	--	--	--	--	1.6233
68021	Winchester City	3.2897	--	4.7609%	--	--	--	--	--	3.1331

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Randolph County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*142,009*	*1,186,295*	*1,065,093*	*12,383*	*2,405,780*	*20,994,891*	*11.5%*
TIF Total	*46,852*	*16,430*	*21,123*	*426*	*84,832*	*431,665*	*19.7%*
County Total	*188,861*	*1,202,726*	*1,086,216*	*12,808*	*2,490,612*	*21,426,556*	*11.6%*
Randolph County	19,751	175,166	136,332	2,163	333,413	5,097,990	6.5%
Franklin Township	15	905	643	5	1,568	28,565	5.5%
Green Township	0	45	0	14	58	17,601	0.3%
Greensfork Township	0	0	0	1	1	24,956	0.0%
Jackson Township	0	0	0	0	0	31,158	0.0%
Monroe Township	335	2,362	280	42	3,019	59,262	5.1%
Stoney Creek Township	0	0	0	11	11	26,374	0.0%
Union Township	1	97	0	1	98	16,337	0.6%
Ward Township	2	155	115	1	273	14,318	1.9%
Washington Township	12	587	0	10	610	38,613	1.6%
Wayne Township	432	2,437	4,069	10	6,948	41,840	16.6%
White River Township	492	5,120	2,822	73	8,508	226,714	3.8%
Winchester Civil City	20,042	208,370	114,830	2,735	345,978	2,360,948	14.7%
Union City Civil City	49,555	279,864	467,284	1,137	797,839	2,129,190	37.5%
Albany Civil Town	0	1,395	0	0	1,395	11,815	11.8%
Farmland Civil Town	4,921	43,034	8,830	1,108	57,893	262,580	22.0%
Losantville Civil Town	77	7,824	3	7	7,910	195,713	4.0%
Lynn Civil Town	573	27,131	0	157	27,861	252,938	11.0%
Modoc Civil Town	0	2,420	0	0	2,420	27,575	8.8%
Parker Civil Town	1,805	20,002	0	142	21,949	201,653	10.9%
Ridgeville Civil Town	499	29,970	21,293	181	51,943	159,792	32.5%
Saratoga Civil Town	178	14,278	10,656	13	25,125	198,477	12.7%
Union School Corp	35	5,291	1	40	5,367	890,817	0.6%
Randolph Southern School Corp	319	15,107	0	233	15,659	1,239,479	1.3%
Monroe Central School Corp	8,519	72,659	8,264	1,874	91,316	2,195,625	4.2%
Randolph Central School Corp	10,904	128,312	73,725	1,607	214,549	2,935,482	7.3%
Randolph Eastern School Corp	18,621	105,162	175,586	436	299,805	1,813,987	16.5%
Farmland Public Library	536	4,685	961	121	6,303	28,588	22.0%
Ridgeville Public Library	53	3,170	2,252	19	5,494	16,900	32.5%
Union City Public Library	3,280	18,523	30,927	75	52,804	140,918	37.5%
Winchester Public Library	1,031	11,122	6,220	147	18,520	254,853	7.3%
Washington Township Public Library	23	1,104	0	16	1,143	53,833	2.1%
Randolph Co Solid Waste Mgt Dist	0	0	0	0	0	0	
Winchester City Redevelopment Comm	0	0	0	0	0	0	
TIF - Cardinal Energy Park	0	0	0	0	0	28,882	0.0%
TIF - East US 27	0	12,681	15,526	0	28,207	192,542	14.6%
TIF - Vision Park - Expansion	0	0	0	0	0	52,142	0.0%
TIF - Vision Park	0	2,098	5,430	0	7,528	59,480	12.7%
TIF - Willow Ridge	46,852	1,651	167	426	49,096	98,619	49.8%

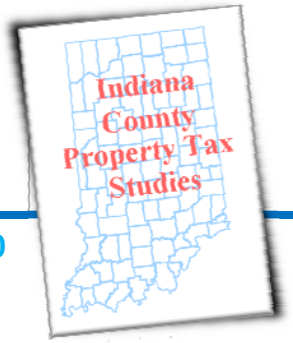
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Ripley County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 7.1% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 25.1% lower than they were in 2007, before the property tax reforms.

96.7% of homeowners saw lower tax bills in 2010 than in 2007.

90.5% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

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

Comparable Homestead Property Tax Changes in Ripley County

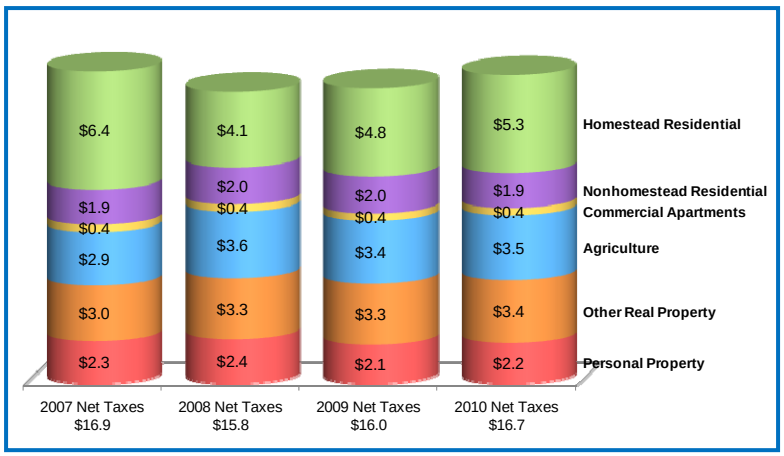
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	6,490	93.0%	216	3.1%
No Change	117	1.7%	16	0.2%
Lower Tax Bill	375	5.4%	6,750	96.7%
Average Change in Tax Bill	**7.1%**		**-25.1%**	
Detailed Change in Tax Bill				
20% or More	171	2.4%	107	1.5%
10% to 19%	1,053	15.1%	36	0.5%
1% to 9%	5,266	75.4%	73	1.0%
0%	117	1.7%	16	0.2%
-1% to -9%	302	4.3%	230	3.3%
-10% to -19%	30	0.4%	1,207	17.3%
-20% to -29%	13	0.2%	2,552	36.6%
-30% to -39%	9	0.1%	1,476	21.1%
-40% to -49%	4	0.1%	740	10.6%
-50% to -59%	5	0.1%	182	2.6%
-60% to -69%	4	0.1%	93	1.3%
-70% to -79%	2	0.0%	65	0.9%
-80% to -89%	1	0.0%	57	0.8%
-90% to -99%	1	0.0%	53	0.8%
-100%	4	0.1%	95	1.4%
Total	**6,982**	**100.0%**	**6,982**	**100.0%**

Note: Percentages may not total due to rounding.

Ripley County Overview

The larger-than-average increase in homeowner tax bills was due mainly to the fact that Ripley County homeowners did not benefit from the one percent property tax cap as much as homeowners in the average county. This is because Ripley County tax rates tend to be lower than the state average and because the county provides local property tax credits that hold tax bills below the tax cap threshold. Property tax levies increased 3.2% in Ripley County in 2010, similar to the state average increase of 2.4%. The largest levy increases were for the Sunman-Dearborn School Corporation and Batesville School Corporation capital projects funds and the Milan School Corporation bus replacement fund.

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



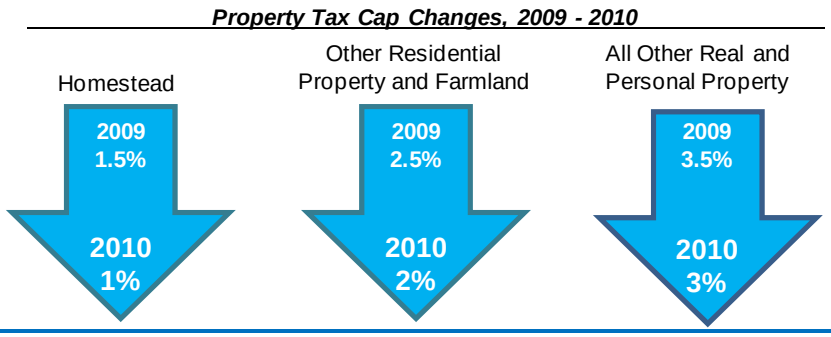
Net tax bills for all taxpayers increased 3.7% in Ripley County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 0.2% increase in tax bills. This change in tax was due mainly to an increase in some tax rates, tempered by a decline in assessed value. Nonhomestead residential property (mostly small rental residences) saw a 3.3% decrease in tax bills, mainly due to reclassification of property. Taxes for parcels that were classified as nonhomestead residential in both 2009 and 2010 grew by 5.4%, mainly because of levy and assessment increases. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 1.6% and 4.5% increase, respectively, in tax bills in 2010. These

changes were mainly caused by the increase in Ripley County property tax levies and changes in net AV. Commercial and industrial property did not benefit from the tightened tax caps, because Ripley County's tax rates were not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 1.1% increase in tax payments in 2010, mainly due to reclassification of property. Taxes for parcels that were classified as agricultural in both 2009 and 2010 grew by 4.0%, mainly due to the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Ripley County in 2010 amounted to 0.1% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was mainly due to much lower-than-average tax rates in Ripley County. Net tax rates, after considering locally funded homestead credits, were too low for most properties to qualify for circuit breaker credits. No properties qualified for credits under the 1% or 3% caps. And only a small number of homesteads qualified under the 2% cap. Most circuit breaker credits were allocated to low-income, elderly homeowners under the 2% annual growth limit for their net taxes.

2010 Circuit Breaker Credits by Cap Category
Ripley County Total $8,911

1%	2%	3%	Elderly
$0	$1,357	$0	$7,554
0.0%	15.2%	0.0%	84.8%

Ripley County and the South Ripley School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Holton lost the most, at 1%.

The Effects of Recession

In Ripley County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.2% in December 2007 to 10.3% in July 2009. Despite job losses, local income tax revenue increased by 1.4%.

Ripley County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,055,996,400	1,068,320,040	1.2%
Other Residential	118,720,900	122,173,300	2.9%
Ag Business/Land	251,931,100	260,205,200	3.3%
Business Real/Personal	450,501,245	444,905,890	-1.2%
Total	**$1,877,149,645**	**$1,895,604,430**	**1.0%**

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

In Ripley County, the gross assessed value of business real and personal property fell 1.2% in 2010. All other assessment categories increased, and total gross assessed value in Ripley County rose 1.0%. This was higher than the state average increase of 0.6%.

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

Ripley County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*24,499,041*	*26,886,103*	*17,045,688*	*17,585,519*	*9.7%*	*-36.6%*	*3.2%*
State Unit	31,098	32,658	0	0	5.0%	-100.0%	
Ripley County	4,954,370	6,296,913	3,016,367	3,076,032	27.1%	-52.1%	2.0%
Adams Township	49,584	49,877	51,995	47,408	0.6%	4.2%	-8.8%
Brown Township	19,725	20,583	21,523	21,928	4.3%	4.6%	1.9%
Center Township	82,824	83,873	76,581	85,753	1.3%	-8.7%	12.0%
Delaware Township	17,874	18,794	17,124	18,403	5.1%	-8.9%	7.5%
Franklin Township	23,989	24,780	25,989	24,130	3.3%	4.9%	-7.2%
Jackson Township	11,446	11,715	12,319	12,415	2.4%	5.2%	0.8%
Johnson Township	39,871	41,255	39,950	41,935	3.5%	-3.2%	5.0%
Laughery Township	25,174	25,870	25,958	20,549	2.8%	0.3%	-20.8%
Otter Creek Township	23,621	25,190	26,382	27,176	6.6%	4.7%	3.0%
Shelby Township	15,042	16,388	17,014	17,341	8.9%	3.8%	1.9%
Washington Township	29,738	30,643	27,246	29,547	3.0%	-11.1%	8.4%
Batesville Civil City	1,376,567	1,379,667	1,449,980	1,503,214	0.2%	5.1%	3.7%
Milan Civil Town	132,801	135,514	147,560	149,491	2.0%	8.9%	1.3%
Napoleon Civil Town	8,359	8,507	9,075	9,255	1.8%	6.7%	2.0%
Osgood Civil Town	174,541	189,974	200,113	199,880	8.8%	5.3%	-0.1%
Sunman Civil Town	128,917	132,834	129,040	137,411	3.0%	-2.9%	6.5%
Versailles Civil Town	246,665	251,954	263,651	265,879	2.1%	4.6%	0.8%
Holton Civil Town	43,968	45,836	48,714	49,362	4.2%	6.3%	1.3%
Sunman-Dearborn Community School Corp	1,985,333	1,885,126	1,377,005	1,539,352	-5.0%	-27.0%	11.8%
South Ripley Community School Corp	3,860,461	4,212,069	3,058,844	3,008,739	9.1%	-27.4%	-1.6%
Batesville Community School Corp	5,088,596	5,233,527	2,737,448	2,924,955	2.8%	-47.7%	6.8%
Jac-Cen-Del Community School Corp	2,468,885	2,842,454	1,596,681	1,533,242	15.1%	-43.8%	-4.0%
Milan Community School Corp	3,122,003	3,264,307	1,966,596	2,087,816	4.6%	-39.8%	6.2%
Batesville Public Library	238,542	243,213	262,620	266,559	2.0%	8.0%	1.5%
Osgood Public Library	162,995	242,425	294,535	341,820	48.7%	21.5%	16.1%
Southeastern Indiana Solid Waste Mgt Dist	136,052	140,157	145,378	145,927	3.0%	3.7%	0.4%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
69001	Adams Twp-Sunman Dearborn Schl	1.4915	--	3.5969%	--	12.2892%	--	--	--	1.2546
69002	Adams Township-Batesville Schl	1.0848	--	3.5969%	--	12.2892%	--	--	--	0.9125
69003	Batesville City-Adams Township	1.6226	--	3.5969%	--	12.2892%	--	--	--	1.3648
69004	Sunman Town	1.7713	--	3.5969%	--	12.2892%	--	--	--	1.4899
69005	Brown Township	1.3413	--	3.5969%	--	12.2892%	--	--	--	1.1282
69006	Center Township	1.2626	--	3.5969%	--	12.2892%	--	--	--	1.0620
69007	Osgood Town	1.7868	--	3.5969%	--	12.2892%	--	--	--	1.5029
69008	Delaware Township	1.2638	--	3.5969%	--	12.2892%	--	--	--	1.0630
69009	Franklin Township	1.4353	--	3.5969%	--	12.2892%	--	--	--	1.2073
69010	Milan Town-Franklin Township	1.7384	--	3.5969%	--	12.2892%	--	--	--	1.4622
69011	Jackson Township	1.1535	--	3.5969%	--	12.2892%	--	--	--	0.9703
69012	Napoleon Town	1.2473	--	3.5969%	--	12.2892%	--	--	--	1.0492
69013	Johnson Township	1.3426	--	3.5969%	--	12.2892%	--	--	--	1.1293
69014	Versailles Town	1.7729	--	3.5969%	--	12.2892%	--	--	--	1.4913
69015	Laughery Township-Batesville Schl	1.0843	--	3.5969%	--	12.2892%	--	--	--	0.9120
69016	Laughery Township Jac-Cen-Del Schl	1.1084	--	3.5969%	--	12.2892%	--	--	--	0.9323
69017	Batesville City-Laughery School	1.6189	--	3.5969%	--	12.2892%	--	--	--	1.3617
69018	Otter Creek Township	1.3682	--	3.5969%	--	12.2892%	--	--	--	1.1508
69019	Holton Town	2.0403	--	3.5969%	--	12.2892%	--	--	--	1.7162
69020	Shelby Township	1.3561	--	3.5969%	--	12.2892%	--	--	--	1.1407
69021	Washington Township	1.4535	--	3.5969%	--	12.2892%	--	--	--	1.2226
69022	Milan Town-Washington Twp	1.7483	--	3.5969%	--	12.2892%	--	--	--	1.4706

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Ripley County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*0*	*1,357*	*0*	*7,554*	*8,911*	*17,585,519*	*0.1%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*0*	*1,357*	*0*	*7,554*	*8,911*	*17,585,519*	*0.1%*
Ripley County	0	166	0	1,284	1,450	3,076,032	0.0%
Adams Township	0	0	0	24	24	47,408	0.1%
Brown Township	0	0	0	4	4	21,928	0.0%
Center Township	0	0	0	6	6	85,753	0.0%
Delaware Township	0	0	0	0	0	18,403	0.0%
Franklin Township	0	0	0	8	8	24,130	0.0%
Jackson Township	0	0	0	3	3	12,415	0.0%
Johnson Township	0	0	0	31	31	41,935	0.1%
Laughery Township	0	0	0	14	14	20,549	0.1%
Otter Creek Township	0	22	0	7	30	27,176	0.1%
Shelby Township	0	0	0	4	4	17,341	0.0%
Washington Township	0	0	0	11	11	29,547	0.0%
Batesville Civil City	0	0	0	550	550	1,503,214	0.0%
Milan Civil Town	0	0	0	82	82	149,491	0.1%
Napoleon Civil Town	0	0	0	8	8	9,255	0.1%
Osgood Civil Town	0	0	0	74	74	199,880	0.0%
Sunman Civil Town	0	0	0	25	25	137,411	0.0%
Versailles Civil Town	0	0	0	406	406	265,879	0.2%
Holton Civil Town	0	465	0	8	472	49,362	1.0%
Sunman-Dearborn Community School Corp	0	0	0	1,067	1,067	1,539,352	0.1%
South Ripley Community School Corp	0	695	0	1,570	2,265	3,008,739	0.1%
Batesville Community School Corp	0	0	0	1,145	1,145	2,924,955	0.0%
Jac-Cen-Del Community School Corp	0	0	0	191	191	1,533,242	0.0%
Milan Community School Corp	0	0	0	779	779	2,087,816	0.0%
Batesville Public Library	0	0	0	104	104	266,559	0.0%
Osgood Public Library	0	0	0	90	90	341,820	0.0%
Southeastern Indiana Solid Waste Mgt Dist	0	8	0	60	68	145,927	0.0%

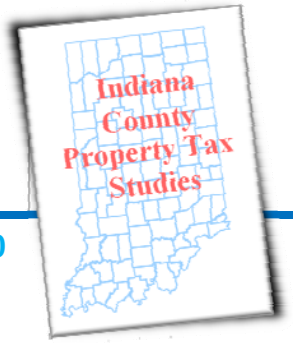
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Rush County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 10.6% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 25.1% lower than they were in 2007, before the property tax reforms.

92.5% of homeowners saw lower tax bills in 2010 than in 2007.

74.2% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

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

Comparable Homestead Property Tax Changes in Rush County

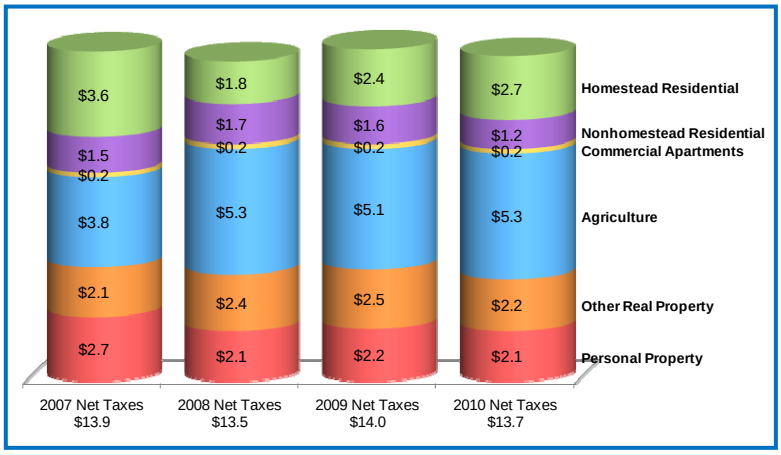
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	3,985	89.0%	299	6.7%
No Change	171	3.8%	36	0.8%
Lower Tax Bill	323	7.2%	4,144	92.5%
Average Change in Tax Bill	**10.6%**		**-25.1%**	
Detailed Change in Tax Bill				
20% or More	659	14.7%	133	3.0%
10% to 19%	1,506	33.6%	46	1.0%
1% to 9%	1,820	40.6%	120	2.7%
0%	171	3.8%	36	0.8%
-1% to -9%	181	4.0%	359	8.0%
-10% to -19%	67	1.5%	656	14.6%
-20% to -29%	23	0.5%	1,125	25.1%
-30% to -39%	6	0.1%	827	18.5%
-40% to -49%	11	0.2%	476	10.6%
-50% to -59%	6	0.1%	198	4.4%
-60% to -69%	5	0.1%	152	3.4%
-70% to -79%	3	0.1%	91	2.0%
-80% to -89%	1	0.0%	71	1.6%
-90% to -99%	1	0.0%	52	1.2%
-100%	19	0.4%	137	3.1%
Total	**4,479**	**100.0%**	**4,479**	**100.0%**

Note: Percentages may not total due to rounding.

Rush County Overview

The much larger-than-average increase in homeowner tax bills had two main causes. The county saw a decrease in local homestead property tax credit rates, because of a decrease in the local income tax revenues which fund these credits. Rush County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because the large homestead credit, though declining, still held homeowner tax bills down. Property tax levies increased 3.3% in Rush County in 2010, similar to the state average increase of 2.4%. Levy increases in the Rush County School Corporation's debt service fund were offset by a drop in the county's welfare bond fund.

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



Net tax bills for all taxpayers decreased 1.7% in Rush County from 2009 to 2010. This was greater than the statewide reduction of 1.4%. In 2010 apartment owners saw a 23.1% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 20.8% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw an 11.6% and 4.3% decrease, respectively, in tax bills in 2010. This was mainly because of the tightening of the tax caps from 3.5% to 3%.

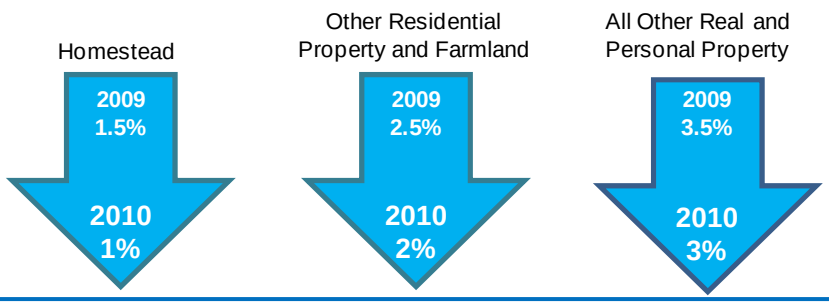
Agricultural business property saw a 3.7% increase in tax payments in 2010 mainly because of the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Rush County in 2010 amounted to 9.6% of the total property tax levy. The statewide average was 6.3%. The larger percentage loss in the county was partly due to Rush County having a large portion of its commercial and industrial property in high tax rate districts. Over 53% of commercial and industrial property assessed value is located in the 3 taxing districts where tax rates exceeded $3, so over half of the property in the 3% tax cap category qualified for credits. Tax rates in 4 of 16 total taxing districts were significantly over $2, so housing in the 2% cap category in these districts received a large amount of credits. Neither Rush County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Rush County Total $1,551,770

1%	2%	3%	Elderly
$52,258	$862,650	$586,984	$49,878
3.4%	55.6%	37.8%	3.2%

Rush County, Rushville City, and the Rush County School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, Rushville City and the Rushville Public Library lost the most, at 22.9% each. Losses were greatest for units that overlapped Rushville City, because its tax districts had the highest tax rates.

The Effects of Recession

In Rush County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.5% in December 2007 to 10.5% in July 2009. Job losses and income declines contributed to a 0.6% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Rush County in 2010.

Rush County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	517,769,300	524,676,000	1.3%
Other Residential	55,487,900	56,378,200	1.6%
Ag Business/Land	345,227,900	359,818,600	4.2%
Business Real/Personal	233,678,690	224,907,980	-3.8%
Total	**$1,152,163,790**	**$1,165,780,780**	**1.2%**

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

In Rush County, the gross assessed value of business real and personal property fell 3.8% in 2010. Other assessment categories increased, and total gross assessed value in Rush County rose 1.2%. This was higher than the state average increase of 0.6%.

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

Rush County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*19,520,119*	*21,589,661*	*15,245,852*	*15,741,873*	*10.6%*	*-29.4%*	*3.3%*
State Unit	18,783	20,371	0	0	8.5%	-100.0%	
Rush County	4,396,088	5,008,758	4,386,937	4,070,945	13.9%	-12.4%	-7.2%
Anderson Township	38,942	40,715	41,970	43,121	4.6%	3.1%	2.7%
Center Township	28,266	30,448	31,501	32,322	7.7%	3.5%	2.6%
Jackson Township	31,356	33,908	34,265	36,848	8.1%	1.1%	7.5%
Noble Township	11,589	12,008	12,443	12,648	3.6%	3.6%	1.6%
Orange Township	6,590	6,840	7,133	7,236	3.8%	4.3%	1.4%
Posey Township	57,404	60,451	61,059	63,805	5.3%	1.0%	4.5%
Richland Township	12,417	13,074	13,596	13,882	5.3%	4.0%	2.1%
Ripley Township	64,534	67,495	70,061	83,060	4.6%	3.8%	18.6%
Rushville Township	59,193	62,531	88,534	87,356	5.6%	41.6%	-1.3%
Union Township	11,794	12,148	12,837	13,018	3.0%	5.7%	1.4%
Walker Township	20,309	17,184	17,496	12,893	-15.4%	1.8%	-26.3%
Washington Township	33,211	34,290	35,796	36,456	3.2%	4.4%	1.8%
Rushville Civil City	3,483,893	3,571,532	3,595,849	3,724,908	2.5%	0.7%	3.6%
Carthage Civil Town	146,749	152,984	155,313	155,294	4.2%	1.5%	0.0%
Glenwood Civil Town	35,777	37,733	38,707	38,291	5.5%	2.6%	-1.1%
Charles A. Beard Memorial School Corp	1,392,626	1,417,540	735,645	898,509	1.8%	-48.1%	22.1%
Rush County School Corp	9,445,938	10,761,105	5,572,260	6,062,446	13.9%	-48.2%	8.8%
Carthage-Henry Hensley Public Library	1,759	1,857	1,933	1,977	5.6%	4.1%	2.3%
Rushville Public Library	222,901	226,689	235,964	247,080	1.7%	4.1%	4.7%
Rush County Solid Waste Mgt Dist	0	0	96,553	99,778			3.3%
Rushville Redevelopment Comm	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
70001	Anderson Township	1.4213	--	4.0706%	--	32.3370%	--	--	--	0.9038
70002	Center Township	1.4132	--	4.0706%	--	10.1814%	--	--	--	1.2118
70003	Jackson Township	1.4522	--	4.0706%	--	13.7028%	--	--	--	1.1941
70004	Noble Township	1.3790	--	4.0706%	--	22.1969%	--	--	--	1.0168
70005	Orange Township	1.3664	--	4.0706%	--	23.8947%	--	--	--	0.9843
70006	Posey Township	1.4696	--	4.0706%	--	13.9117%	--	--	--	1.2053
70007	Richland Township	1.3905	--	4.0706%	--	38.4393%	--	--	--	0.7994
70008	Ripley Township	1.9854	--	4.0706%	--	1.9038%	--	--	--	1.8668
70009	Carthage	3.0740	--	4.0706%	--	8.1958%	--	--	--	2.6969
70010	Rushville Township	1.4229	--	4.0706%	--	26.9290%	--	--	--	0.9818
70011	Rushville City	3.8512	--	4.0706%	--	27.6579%	--	--	--	2.6293
70012	Union Township	1.3778	--	4.0706%	--	18.1874%	--	--	--	1.0711
70013	Glenwood City	2.8224	--	4.0706%	--	0.4225%	--	--	--	2.6956
70014	Walker Township	1.3795	--	4.0706%	--	28.7655%	--	--	--	0.9265
70015	Washington Township	1.4408	--	4.0706%	--	25.1634%	--	--	--	1.0196
70016	Rushville City-Jackson	3.8644	--	4.0706%	--	--	--	--	--	3.7071

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Rush County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*52,258*	*862,433*	*544,125*	*49,878*	*1,508,694*	*15,741,873*	*9.6%*
TIF Total	*0*	*217*	*42,859*	*0*	*43,076*	*360,169*	*12.0%*
County Total	*52,258*	*862,651*	*586,984*	*49,878*	*1,551,770*	*16,102,042*	*9.6%*
Rush County	7,268	116,913	72,104	8,324	204,609	4,070,945	5.0%
Anderson Township	0	0	0	17	17	43,121	0.0%
Center Township	0	0	0	12	12	32,322	0.0%
Jackson Township	0	16	254	11	281	36,848	0.8%
Noble Township	0	0	0	8	9	12,648	0.1%
Orange Township	0	0	0	4	4	7,236	0.1%
Posey Township	36	0	0	86	121	63,805	0.2%
Richland Township	0	0	0	3	3	13,882	0.0%
Ripley Township	153	1,751	48	234	2,186	83,060	2.6%
Rushville Township	185	3,090	2,004	264	5,543	87,356	6.3%
Union Township	1	50	0	6	57	13,018	0.4%
Walker Township	0	0	0	8	8	12,893	0.1%
Washington Township	0	0	0	12	12	36,456	0.0%
Rushville Civil City	28,351	474,800	327,870	23,196	854,216	3,724,908	22.9%
Carthage Civil Town	1,455	25,623	697	1,146	28,921	155,294	18.6%
Glenwood Civil Town	65	3,985	0	163	4,214	38,291	11.0%
Charles A. Beard Memorial School Corp	2,241	30,090	818	2,888	36,037	898,509	4.0%
Rush County School Corp	10,425	171,430	116,807	11,740	310,401	6,062,446	5.1%
Carthage-Henry Hensley Public Library	19	326	9	15	368	1,977	18.6%
Rushville Public Library	1,881	31,494	21,748	1,539	56,662	247,080	22.9%
Rush County Solid Waste Mgt Dist	178	2,866	1,767	204	5,015	99,778	5.0%
Rushville Redevelopment Comm	0	0	0	0	0	0	
TIF - Rushville City-Jackson	0	91	42,859	0	42,950	359,962	11.9%
TIF - Expanded Alloc #1 - Jackson Twp	0	0	0	0	0	72	0.0%
TIF - Allocation #2-City Rushville	0	126	0	0	126	136	92.6%

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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

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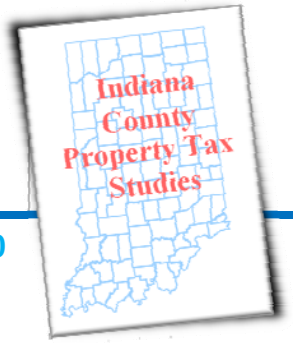


Legislative Services Agency **July 2010**

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

The average homeowner saw a 5.7% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 27.3% lower than they were in 2007, before the property tax reforms.

Comparable Homestead Property Tax Changes in Scott County

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	4,439	75.6%	409	7.0%
No Change	228	3.9%	77	1.3%
Lower Tax Bill	1,203	20.5%	5,384	91.7%
Average Change in Tax Bill	**5.7%**		**-27.3%**	
Detailed Change in Tax Bill				
20% or More	442	7.5%	196	3.3%
10% to 19%	1,537	26.2%	65	1.1%
1% to 9%	2,460	41.9%	148	2.5%
0%	228	3.9%	77	1.3%
-1% to -9%	616	10.5%	307	5.2%
-10% to -19%	248	4.2%	775	13.2%
-20% to -29%	153	2.6%	1,121	19.1%
-30% to -39%	47	0.8%	1,215	20.7%
-40% to -49%	28	0.5%	901	15.3%
-50% to -59%	18	0.3%	397	6.8%
-60% to -69%	22	0.4%	179	3.0%
-70% to -79%	13	0.2%	137	2.3%
-80% to -89%	14	0.2%	93	1.6%
-90% to -99%	10	0.2%	82	1.4%
-100%	34	0.6%	177	3.0%
Total	**5,870**	**100.0%**	**5,870**	**100.0%**

Note: Percentages may not total due to rounding.

91.7% of homeowners saw lower tax bills in 2010 than in 2007.

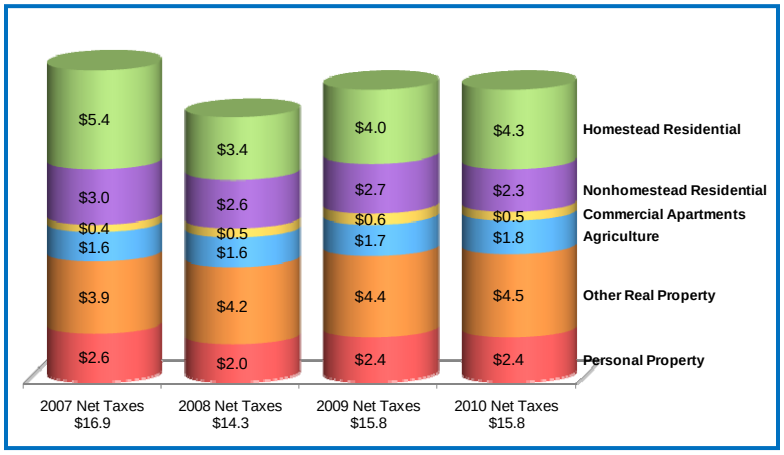
68.1% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

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

Scott County Overview

The larger-than-average increase in homeowner tax bills had several causes. The assessed value of commercial and industrial property fell in Scott County in 2010, resulting in a tax shift to homeowners. The county saw a decrease in local homestead property tax credit rates, because of a decrease in the local income tax revenues which fund these credits. And, Scott County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, because Scott County home values tend to be lower than the state average and because the local homestead credit holds homeowner tax bills down. Property tax levies increased 1% in Scott County in 2010, less than the state average increase of 2.4%. Levy increases in the Scott School District No. 2 bus replacement fund were offset by decreases in the Scott School District No. 1 bus replacement fund and in the county courthouse lease rental fund, health fund, and emergency medical fund.

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



Overall, net tax bills for all taxpayers did not change in Scott County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 15.2% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 13.8% reduction in tax bills. Other real and personal property, mostly commercial and

industrial land, buildings, and equipment, saw a 1.5% and 2.1% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Scott County property tax levies. Commercial and industrial property did not benefit from the tightened tax caps, because Scott County's tax rates were not high enough for this type of property to qualify for tax cap credits.

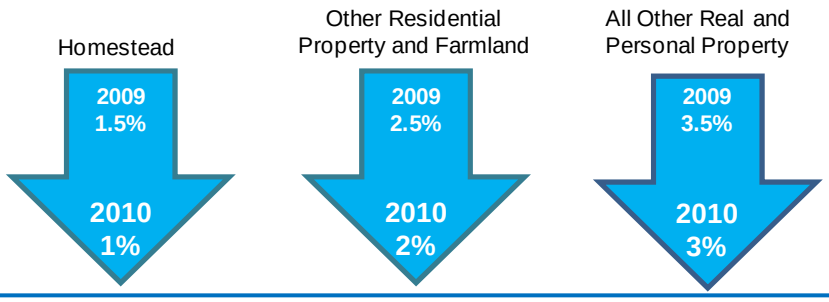
Agricultural business property saw a 4.3% increase in tax payments in 2010 because of the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Scott County in 2010 amounted to 4.0% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to Scott County having lower-than-average homestead values and a CEDIT-funded homestead credit that kept most homestead tax bills under the 1% cap. Tax rates in 3 of 7 total taxing districts exceeded $2, so a large amount of housing in the 2% cap category was eligible for credits. No commercial or industrial properties in the 3% tax cap category qualified for credits, because all Scott County tax rates were below $3.

2010 Circuit Breaker Credits by Cap Category
Scott County Total $678,081

1%	2%	3%	Elderly
$22,138	$645,051	$0	$10,892
3.3%	95.1%	0.0%	1.6%

Scott County, Scott County District No. 1 and District No. 2 School Corporations saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Austin lost the most, at 14.6%. Losses were greatest for units that overlapped the municipalities of Austin and Scottsburg, because these tax districts had the highest tax rates.

The Effects of Recession

In Scott County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.5% in December 2007 to 13.1% in July 2009. Job losses and income declines contributed to a 4.2% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Scott County in 2010.

Scott County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	682,154,200	678,257,700	-0.6%
Other Residential	128,571,900	122,513,800	-4.7%
Ag Business/Land	89,735,400	91,678,600	2.2%
Business Real/Personal	362,824,260	350,981,954	-3.3%
Total	**$1,263,285,760**	**$1,243,432,054**	**-1.6%**

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

In Scott County, the gross assessed value of business real and personal property fell 3.3% in 2010. Most other assessment categories decreased, and total gross assessed value in Scott County declined by 1.6%. This was lower than the state average increase of 0.6%.

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

Scott County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*20,751,854*	*19,566,180*	*14,916,528*	*15,070,313*	*-5.7%*	*-23.8%*	*1.0%*
State Unit	16,641	19,389	0	0	16.5%	-100.0%	
Scott County	5,025,630	4,516,157	3,978,914	3,799,374	-10.1%	-11.9%	-4.5%
Finley Township	20,600	21,373	22,227	23,017	3.8%	4.0%	3.6%
Jennings Township	126,902	133,069	136,523	140,793	4.9%	2.6%	3.1%
Johnson Township	41,014	42,457	44,174	45,791	3.5%	4.0%	3.7%
Lexington Township	35,480	36,767	38,175	39,631	3.6%	3.8%	3.8%
Vienna Township	87,604	91,074	94,557	97,983	4.0%	3.8%	3.6%
Scottsburg Civil City	1,539,824	1,619,723	1,665,743	1,721,667	5.2%	2.8%	3.4%
Austin Civil Town	447,843	463,584	477,991	494,499	3.5%	3.1%	3.5%
Scott County Dist No. 1 School Corp	3,430,504	2,573,150	2,425,258	2,298,084	-25.0%	-5.7%	-5.2%
Scott County Dist No. 2 School Corp	9,374,912	9,531,561	5,517,981	5,876,002	1.7%	-42.1%	6.5%
Scott County Public Library	393,147	407,181	423,605	439,250	3.6%	4.0%	3.7%
Southeastern Indiana Solid Waste Mgt Dist	85,286	88,061	91,380	94,222	3.3%	3.8%	3.1%
Scottsburg Redevelopment Comm	102,825	0	0	0	-100.0%		
Scott County Redevelopment Comm	16,047	12,766	0	0	-20.4%	-100.0%	
Austin Redevelopment Comm	7,595	9,868	0	0	29.9%	-100.0%	

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
72001	Finley Township	1.7922	--	3.4295%	--	13.0382%	--	--	--	1.4971
72002	Jennings Township	2.3073	--	3.4295%	--	13.0382%	--	--	--	1.9273
72003	Austin Town	2.9809	--	3.4295%	--	13.0382%	--	--	--	2.4900
72004	Johnson Township	1.8300	--	3.4295%	--	13.0382%	--	--	--	1.5286
72005	Lexington Township	1.7939	--	3.4295%	--	13.0382%	--	--	--	1.4985
72007	Vienna Township	1.8012	--	3.4295%	--	13.0382%	--	--	--	1.5046
72008	Scottsburg City	2.5497	--	3.4295%	--	13.0382%	--	--	--	2.1298

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Scott County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*22,104*	*611,052*	*0*	*10,840*	*643,996*	*15,070,313*	*4.3%*
TIF Total	*35*	*33,999*	*0*	*51*	*34,085*	*1,728,558*	*2.0%*
County Total	*22,138*	*645,051*	*0*	*10,892*	*678,081*	*16,798,871*	*4.0%*
Scott County	4,815	126,794	0	2,750	134,358	3,799,374	3.5%
Finley Township	7	0	0	23	30	23,017	0.1%
Jennings Township	247	9,195	0	107	9,548	140,793	6.8%
Johnson Township	11	0	0	23	34	45,791	0.1%
Lexington Township	11	0	0	9	20	39,631	0.0%
Vienna Township	102	1,979	0	100	2,180	97,983	2.2%
Scottsburg Civil City	3,558	80,906	0	813	85,277	1,721,667	5.0%
Austin Civil Town	1,745	69,808	0	619	72,171	494,499	14.6%
Scott County Dist No. 1 School Corp	4,951	189,538	0	1,999	196,489	2,298,084	8.6%
Scott County Dist No. 2 School Corp	5,981	115,030	0	4,012	125,022	5,876,002	2.1%
Scott County Public Library	557	14,659	0	318	15,533	439,250	3.5%
Southeastern Indiana Solid Waste Mgt Dist	119	3,144	0	68	3,332	94,222	3.5%
Scottsburg Redevelopment Comm	0	0	0	0	0	0	
Scott County Redevelopment Comm	0	0	0	0	0	0	
Austin Redevelopment Comm	0	0	0	0	0	0	
TIF - Jennings Township	0	0	0	0	0	265,917	0.0%
TIF - Austin Corp	0	1,298	0	0	1,298	243,859	0.5%
TIF - Scottsburg Corp	35	32,702	0	51	32,788	1,218,782	2.7%

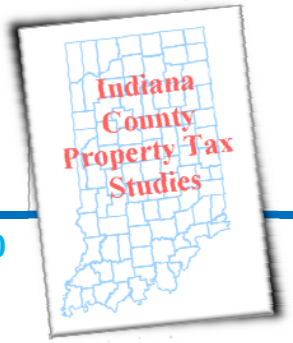
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Shelby County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 4.5% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 25.2% lower than they were in 2007, before the property tax reforms.

94.5% of homeowners saw lower tax bills in 2010 than in 2007.

85.5% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

The largest percentage of homeowners have seen between a 10% and 39% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in Shelby County

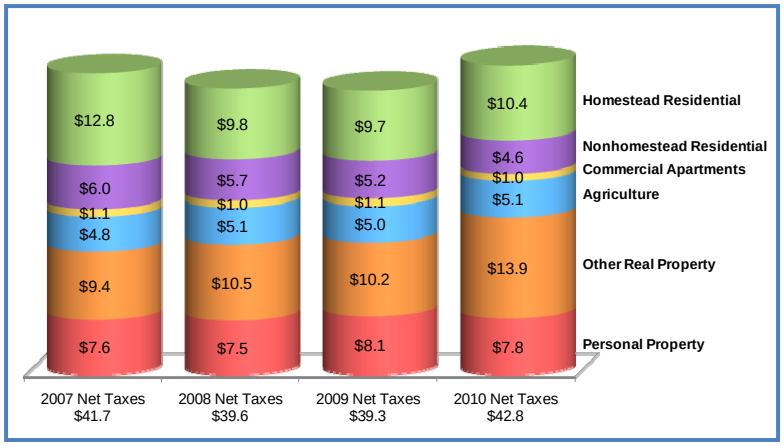
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	9,089	87.4%	522	5.0%
No Change	172	1.7%	54	0.5%
Lower Tax Bill	1,140	11.0%	9,825	94.5%
Average Change in Tax Bill	**4.5%**		**-25.2%**	
Detailed Change in Tax Bill				
20% or More	197	1.9%	167	1.6%
10% to 19%	3,567	34.3%	99	1.0%
1% to 9%	5,325	51.2%	256	2.5%
0%	172	1.7%	54	0.5%
-1% to -9%	820	7.9%	832	8.0%
-10% to -19%	171	1.6%	2,157	20.7%
-20% to -29%	56	0.5%	2,569	24.7%
-30% to -39%	37	0.4%	2,157	20.7%
-40% to -49%	12	0.1%	1,135	10.9%
-50% to -59%	8	0.1%	469	4.5%
-60% to -69%	7	0.1%	152	1.5%
-70% to -79%	7	0.1%	115	1.1%
-80% to -89%	3	0.0%	75	0.7%
-90% to -99%	7	0.1%	45	0.4%
-100%	12	0.1%	119	1.1%
Total	**10,401**	**100.0%**	**10,401**	**100.0%**

Note: Percentages may not total due to rounding.

Shelby County Overview

The larger-than-average increase in homeowner tax bills was mainly due to local government levy increases. Property tax levies increased 7.1% in Shelby County in 2010, more than the state average increase of 2.4%. The largest levy increase was in the Shelbyville Central School Corporation's bus replacement fund. Shelby County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because most Shelby County tax rates are lower than the state average. Shelby County does not provide local homestead credits. Levies for the town of Edinburgh show large variations each year from 2007 to 2010. Edinburgh is a cross-county unit, located in Bartholomew, Johnson, and Shelby Counties. Most of Edinburgh's levy variation in Shelby County is related to fluctuations in Shelby County's relative share of the total assessed value in the town. In addition, Edinburgh temporarily reduced their levy in 2009.

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



Net tax bills for all taxpayers increased 8.5% in Shelby County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 7.9% decrease in tax bills. This decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 12.4% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 35.8% increase and a 4.3%

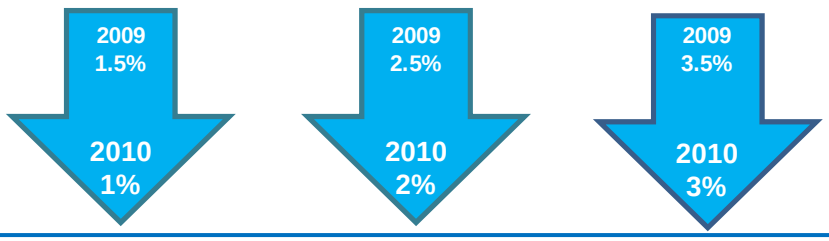
decrease, respectively, in tax bills in 2010. These changes in tax bills were mainly due to changes in assessed value and the increase in property tax levies. After deductions and exemptions, business real property net assessed value grew by 30.1%, while personal property net assessed value declined by 7.0%. Commercial and industrial property did not benefit very much from the tightened tax caps, because Shelby County's tax rates were generally not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 2.1% increase in tax payments in 2010, mainly because of the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Shelby County in 2010 amounted to 2.8% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to lower-than-average tax rates in Shelby County and to the county having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. Few commercial or industrial properties in the 3% tax cap category qualified for credits, because the tax rate exceeded $3 in only one taxing district. Shelby County tax rates were not high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Shelby County Total $1,232,389

1%	2%	3%	Elderly
$340,854	$864,724	$4,763	$22,048
27.7%	70.2%	0.4%	1.8%

Shelby County, Shelbyville City, and the Shelbyville Central School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Edinburgh lost the most, at 38.8%. Losses were greatest for units that overlapped the municipalities of Edinburgh and Shelbyville, because these districts had the highest tax rates.

The Effects of Recession

In Shelby County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.3% in December 2007 to 10.1% in July 2009. Despite job losses, local income tax revenue grew by 0.9%.

Shelby County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,607,719,300	1,611,937,953	0.3%
Other Residential	270,639,200	272,465,700	0.7%
Ag Business/Land	347,829,300	355,723,600	2.3%
Business Real/Personal	1,014,618,900	1,202,329,403	18.5%
Total	**$3,240,806,700**	**$3,442,456,656**	**6.2%**

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

In Shelby County, the gross assessed value of business real and personal property rose 18.5% in 2010. Other assessment categories also increased, and total gross assessed value in Shelby County rose 6.2%. This was higher than the state average increase of 0.6%.

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

Shelby County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*53,553,658*	*53,132,096*	*36,149,027*	*38,701,331*	*-0.8%*	*-32.0%*	*7.1%*
State Unit	52,836	54,057	0	0	2.3%	-100.0%	
Shelby County	8,662,842	7,486,908	6,772,367	6,654,428	-13.6%	-9.5%	-1.7%
Addison Township	70,037	71,815	73,899	91,940	2.5%	2.9%	24.4%
Brandywine Township	61,028	61,379	91,181	86,243	0.6%	48.6%	-5.4%
Hanover Township	61,674	62,095	62,524	63,112	0.7%	0.7%	0.9%
Hendricks Township	18,734	19,325	20,314	20,870	3.2%	5.1%	2.7%
Jackson Township	16,864	17,144	18,273	18,862	1.7%	6.6%	3.2%
Liberty Township	22,304	19,886	19,865	20,810	-10.8%	-0.1%	4.8%
Marion Township	33,344	34,853	36,341	37,507	4.5%	4.3%	3.2%
Moral Township	116,647	204,811	167,060	159,901	75.6%	-18.4%	-4.3%
Noble Township	29,815	29,520	29,965	30,702	-1.0%	1.5%	2.5%
Shelby Township	59,416	58,180	61,026	61,836	-2.1%	4.9%	1.3%
Sugar Creek Township	35,282	35,328	35,834	57,896	0.1%	1.4%	61.6%
Union Township	27,407	27,372	26,932	24,735	-0.1%	-1.6%	-8.2%
Van Buren Township	51,750	53,229	55,343	56,455	2.9%	4.0%	2.0%
Washington Township	24,082	25,017	26,053	26,922	3.9%	4.1%	3.3%
Shelbyville Civil City	8,597,292	9,007,172	8,704,942	9,007,881	4.8%	-3.4%	3.5%
St. Paul Civil Town	3,970	17,308	18,761	18,428	336.0%	8.4%	-1.8%
Edinburgh Civil Town	97,555	186,045	92,794	139,685	90.7%	-50.1%	50.5%
Morristown Civil Town	241,157	237,911	258,848	264,885	-1.3%	8.8%	2.3%
Decatur County Community School Corp	48,714	47,387	16,373	17,263	-2.7%	-65.4%	5.4%
Shelby Eastern School Corp	8,804,368	8,909,418	4,916,427	4,898,506	1.2%	-44.8%	-0.4%
Northwestern Consol School Corp	5,376,192	5,205,630	2,708,987	3,032,716	-3.2%	-48.0%	12.0%
Southwestern Consol Shelby County School Corp	3,078,485	3,284,215	1,888,528	1,877,966	6.7%	-42.5%	-0.6%
Shelbyville Central School Corp	17,293,827	17,232,121	9,328,047	11,288,721	-0.4%	-45.9%	21.0%
Shelbyville-Shelby County Public Library	501,939	527,057	559,616	579,546	5.0%	6.2%	3.6%
Shelby County Solid Waste Mgt Dist	147,499	153,162	158,727	163,515	3.8%	3.6%	3.0%
Morristown Redevelopment Comm	0	0	0	0			
Shelbyville Redevelopment Comm	18,598	63,751	0	0	242.8%	-100.0%	

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
73001	Addison Township	1.5239	--	3.9620%	--	--	--	--	--	1.4635
73002	Shelbyville City-Addison Twp	2.5171	--	3.9620%	--	--	--	--	--	2.4174
73004	Brandywine Township	1.1560	--	3.9620%	--	--	--	--	--	1.1102
73005	Shelbyville City-Brandywine Twp	2.1001	--	3.9620%	--	--	--	--	--	2.0169
73007	Hanover Township	1.6175	--	3.9620%	--	--	--	--	--	1.5534
73008	Morristown Town	2.1182	--	3.9620%	--	--	--	--	--	2.0343
73009	Hendricks Township	1.2389	--	3.9620%	--	--	--	--	--	1.1898
73010	Jackson Township	1.2311	--	3.9620%	--	--	--	--	--	1.1823
73011	Liberty Township	1.5629	--	3.9620%	--	--	--	--	--	1.5010
73012	Marion Township	1.5356	--	3.9620%	--	--	--	--	--	1.4748
73013	Moral Township	1.1455	--	3.9620%	--	--	--	--	--	1.1001
73014	Noble Township	1.5792	--	3.9620%	--	--	--	--	--	1.5166
73015	St Paul Town-Decatur Co Schl	1.3838	--	3.9620%	--	--	--	--	--	1.3290
73016	Shelby Township-East	1.6146	--	3.9620%	--	--	--	--	--	1.5506
73017	Shelby Township-West	1.5695	--	3.9620%	--	--	--	--	--	1.5073
73018	Sugar Creek Township	1.1455	--	3.9620%	--	--	--	--	--	1.1001
73019	Union Township	1.5726	--	3.9620%	--	--	--	--	--	1.5103
73020	Van Buren Township	1.6098	--	3.9620%	--	--	--	--	--	1.5460
73021	Washington Township	1.2530	--	3.9620%	--	--	--	--	--	1.2034
73022	St Paul Town-Shelby Eastern Schl	1.9464	--	3.9620%	--	--	--	--	--	1.8693
73023	Shelbyville Shelby West	2.5289	--	3.9620%	--	--	--	--	--	2.4287
73024	Shelbyville City-Marion Township	2.5269	--	3.9620%	--	--	--	--	--	2.4268
73025	Edinburg Town-Jackson Township	3.6209	--	3.9620%	--	--	--	--	--	3.4774
73026	Shelbyville Shelby East	2.5740	--	3.9620%	--	--	--	--	--	2.4720
73027	Fairland Town	1.6771	--	3.9620%	--	--	--	--	--	1.6107

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Shelby County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*340,854*	*864,711*	*4,763*	*22,048*	*1,232,376*	*38,740,330*	*3.2%*
TIF Total	*0*	*13*	*0*	*0*	*13*	*4,843,074*	*0.0%*
County Total	*340,854*	*864,724*	*4,763*	*22,048*	*1,232,389*	*43,583,404*	*2.8%*
Shelby County	41,751	109,887	423	3,637	155,698	6,654,428	2.3%
Addison Township	645	2,402	0	73	3,120	91,940	3.4%
Brandywine Township	8	3	0	65	75	86,243	0.1%
Hanover Township	8	43	0	1	51	63,112	0.1%
Hendricks Township	5	0	0	1	6	20,870	0.0%
Jackson Township	189	68	16	9	283	18,862	1.5%
Liberty Township	0	0	0	5	6	20,810	0.0%
Marion Township	322	103	0	26	450	37,507	1.2%
Moral Township	5	0	0	98	103	159,901	0.1%
Noble Township	5	0	0	0	5	30,702	0.0%
Shelby Township	198	16	0	85	299	61,836	0.5%
Sugar Creek Township	0	0	0	24	24	57,896	0.0%
Union Township	13	0	0	0	13	24,735	0.1%
Van Buren Township	82	0	0	0	82	56,455	0.1%
Washington Township	0	0	0	0	0	26,922	0.0%
Shelbyville Civil City	112,486	338,919	0	5,688	457,093	9,007,881	5.1%
St. Paul Civil Town	35	0	0	2	38	18,428	0.2%
Edinburgh Civil Town	37,574	13,486	3,156	0	54,217	139,685	38.8%
Morristown Civil Town	486	2,641	0	27	3,154	264,885	1.2%
Fairland Civil Town	0	0	0	356	356	38,999	0.9%
Decatur County Community School Corp	55	0	0	4	59	17,263	0.3%
Shelby Eastern School Corp	3,080	5,549	0	273	8,902	4,898,506	0.2%
Northwestern Consol School Corp	95	118	0	1,844	2,057	3,032,716	0.1%
Southwestern Consol Shelby County School Corp	13,472	4,787	1,120	398	19,778	1,877,966	1.1%
Shelbyville Central School Corp	125,678	374,419	0	9,026	509,123	11,288,721	4.5%
Shelbyville-Shelby County Public Library	3,636	9,570	37	317	13,560	579,546	2.3%
Shelby County Solid Waste Mgt Dist	1,026	2,700	10	89	3,826	163,515	2.3%
Morristown Redevelopment Comm	0	0	0	0	0	0	
Shelbyville Redevelopment Comm	0	0	0	0	0	0	
TIF - Shelbyville Addison	0	0	0	0	0	1,186,261	0.0%
TIF - Shelbyville Brandywine	0	8	0	0	8	2,964,175	0.0%
TIF - Morristown	0	5	0	0	5	692,638	0.0%

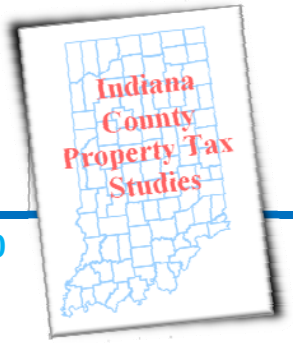
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Spencer County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 7.1% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 36.0% lower than they were in 2007, before the property tax reforms.

95.7% of homeowners saw lower tax bills in 2010 than in 2007.

89.6% of homeowners saw tax decreases of between 1% and 19% from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in Spencer County

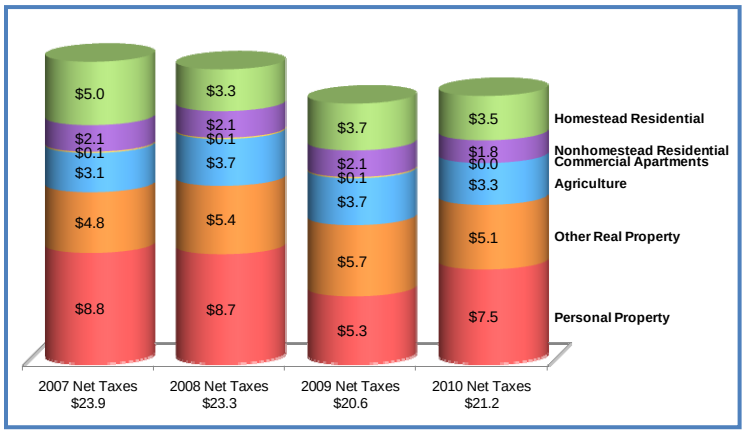
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	273	5.2%	187	3.6%
No Change	163	3.1%	36	0.7%
Lower Tax Bill	4,805	91.7%	5,018	95.7%
Average Change in Tax Bill	**-7.1%**		**-36.0%**	
Detailed Change in Tax Bill				
20% or More	123	2.3%	134	2.6%
10% to 19%	31	0.6%	16	0.3%
1% to 9%	119	2.3%	37	0.7%
0%	163	3.1%	36	0.7%
-1% to -9%	2,984	56.9%	72	1.4%
-10% to -19%	1,715	32.7%	103	2.0%
-20% to -29%	35	0.7%	359	6.8%
-30% to -39%	16	0.3%	1,788	34.1%
-40% to -49%	13	0.2%	1,391	26.5%
-50% to -59%	8	0.2%	859	16.4%
-60% to -69%	5	0.1%	148	2.8%
-70% to -79%	9	0.2%	66	1.3%
-80% to -89%	11	0.2%	57	1.1%
-90% to -99%	0	0.0%	52	1.0%
-100%	9	0.2%	123	2.3%
Total	**5,241**	**100.0%**	**5,241**	**100.0%**

Note: Percentages may not total due to rounding.

Spencer County Overview

The larger-than-average decline in homeowner tax bills had two main causes. Commercial and industrial assessed value increased substantially in Spencer County in 2010, causing a tax shift away from homeowners. And, property tax levies increased only 1.4% in Spencer County in 2010, less than the state average increase of 2.4%. An increase in the county general fund levy was offset by decreases in the North Spencer School Corporation's capital projects fund and bus replacement fund levies. Spencer County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Spencer County home values and tax rates tend to be lower than the state average.

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



Net tax bills for all taxpayers increased 3.7% in Spencer County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 17.5% decrease in tax bills. This large decrease was partly due to tax shifts and partly to the tightening of the tax caps from 2.5% to 2% for rental housing. These factors also affected nonhomestead residential property (mostly small rental residences), which saw a 14.3% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 10.9% decrease and a 41.5% increase, respectively, in tax bills in 2010. These changes in tax bills were mainly due to tax shifts from a large increase in utility

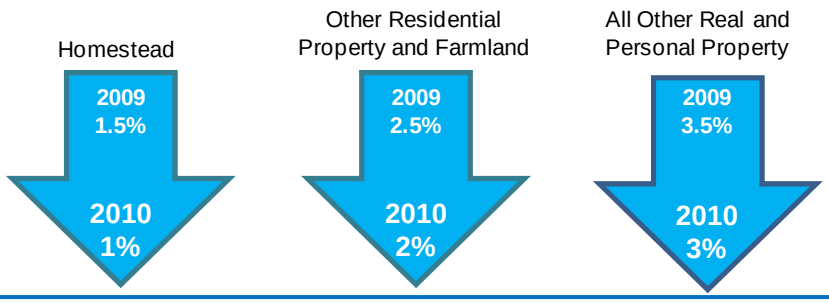
personal property assessments. Total gross personal property assessments increased by 32.1%. After deductions and exemptions, net personal property assessments rose by 69.1%. Despite the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre, agricultural business property saw a 10.8% decrease in tax payments in 2010 because of the tax shifts to personal property.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Spencer County in 2010 amounted to 0.3% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was mostly due to lower-than-average tax rates in Spencer County and to the county having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. No commercial or industrial properties in the 3% tax cap category qualified for credits, because all Spencer County tax rates were under $3. Neither Spencer County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Spencer County Total $72,262

1%	2%	3%	Elderly
$14,760	$55,824	$0	$1,677
20.4%	77.3%	0.0%	2.3%

Spencer County, Rockport City, and the South Spencer County School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Richland lost the most, at 6%. Losses were greatest for units that overlapped the municipalities of Richland and Rockport, because these tax districts had the highest tax rates.

The Effects of Recession

In Spencer County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.1% in December 2007 to 8.9% in July 2009. Job losses and income declines contributed to a 0.2% drop in local income tax revenue.

Spencer County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	626,197,100	644,176,803	2.9%
Other Residential	81,963,390	86,414,240	5.4%
Ag Business/Land	209,855,110	217,005,760	3.4%
Business Real/Personal	825,858,180	973,036,310	17.8%
Total	**$1,743,873,780**	**$1,920,633,113**	**10.1%**

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

In Spencer County, the gross assessed value of business real and personal property grew by 17.8% in 2010. Other assessment categories also increased, and total gross assessed value in Spencer County rose 10.1%. This was higher than the state average increase of 0.6%.

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

Spencer County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*29,337,539*	*30,689,358*	*19,332,841*	*19,595,650*	*4.6%*	*-37.0%*	*1.4%*
State Unit	28,872	31,188	0	0	8.0%	-100.0%	
Spencer County	6,475,766	7,000,341	5,777,014	6,320,521	8.1%	-17.5%	9.4%
Carter Township	23,247	24,060	24,507	25,903	3.5%	1.9%	5.7%
Clay Township	36,719	38,030	39,454	41,170	3.6%	3.7%	4.3%
Grass Township	47,972	72,923	72,213	65,473	52.0%	-1.0%	-9.3%
Hammond Township	27,927	30,792	32,021	33,183	10.3%	4.0%	3.6%
Harrison Township	25,275	25,872	26,666	28,092	2.4%	3.1%	5.3%
Huff Township	14,699	15,214	15,378	16,297	3.5%	1.1%	6.0%
Jackson Township	18,067	19,408	17,890	19,890	7.4%	-7.8%	11.2%
Luce Township	225,604	238,113	237,888	190,740	5.5%	-0.1%	-19.8%
Ohio Township	299,767	255,275	215,375	253,039	-14.8%	-15.6%	17.5%
Rockport Civil City	486,665	497,612	472,480	414,727	2.2%	-5.1%	-12.2%
Chrisney Civil Town	40,482	41,798	43,654	44,592	3.3%	4.4%	2.1%
Dale Civil Town	232,726	241,196	243,169	260,422	3.6%	0.8%	7.1%
Gentryville Civil Town	20,722	20,638	21,800	21,171	-0.4%	5.6%	-2.9%
Grandview Civil Town	67,779	70,995	73,865	76,622	4.7%	4.0%	3.7%
Santa Claus Civil Town	528,650	544,628	566,419	587,276	3.0%	4.0%	3.7%
North Spencer County School Corp	8,759,469	9,245,405	5,270,641	4,800,818	5.5%	-43.0%	-8.9%
South Spencer County School Corp	10,334,453	10,582,084	4,498,726	4,594,448	2.4%	-57.5%	2.1%
Spencer County Public Library	833,871	853,018	831,849	903,715	2.3%	-2.5%	8.6%
Lincoln Heritage Public Library	434,084	448,879	462,705	480,705	3.4%	3.1%	3.9%
Carter Fire Protection Dist	86,002	89,108	90,593	96,175	3.6%	1.7%	6.2%
Spencer County Solid Waste Mgt Dist	288,721	302,781	298,534	320,671	4.9%	-1.4%	7.4%

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
74001	Carter Township	1.5198	--	4.4863%	4.3486%	--	--	--	--	1.3855
74002	Dale Town	1.9605	--	4.4863%	5.1694%	--	--	--	--	1.7712
74003	Santa Claus Town-Carter Township	1.7945	--	4.4863%	4.6908%	--	--	--	--	1.6298
74004	Clay Township	1.4872	--	4.4863%	4.1971%	--	--	--	--	1.3581
74005	Santa Claus Town-Clay Township	1.7992	--	4.4863%	4.6739%	--	--	--	--	1.6344
74006	Grass Township	1.5258	--	4.4863%	4.0901%	--	--	--	--	1.3949
74007	Chrisney Town	1.9795	--	4.4863%	5.1190%	--	--	--	--	1.7894
74008	Hammond Township-North	1.5354	--	4.4863%	4.5627%	--	--	--	--	1.3965
74009	Hammond Township-South	1.3860	--	4.4863%	4.6777%	--	--	--	--	1.2590
74010	Grandview Town	2.0219	--	4.4863%	5.7226%	--	--	--	--	1.8155
74011	Harrison Township	1.4611	--	4.4863%	4.2018%	--	--	--	--	1.3342
74012	Santa Claus Town-Harrison Town	1.8051	--	4.4863%	4.7101%	--	--	--	--	1.6391
74013	Huff Township	1.4523	--	4.4863%	4.1726%	--	--	--	--	1.3265
74014	Jackson Township	1.5031	--	4.4863%	4.3080%	--	--	--	--	1.3709
74015	Gentryville Town	2.1484	--	4.4863%	4.9587%	--	--	--	--	1.9455
74016	Luce Township	1.5708	--	4.4863%	4.5866%	--	--	--	--	1.4283
74017	Ohio Township	1.3639	--	4.4863%	4.5784%	--	--	--	--	1.2403
74018	Rockport City	2.3626	--	4.4863%	6.0247%	--	--	--	--	2.1143
74019	Richland Town	2.4085	--	4.4863%	6.0714%	--	--	--	--	2.1542

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Spencer County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type						
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	Circuit Breaker as % of Levy
Non-TIF Total	*14,760*	*55,824*	*0*	*1,677*	*72,262*	*19,655,642*	*0.4%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*2,023,349*	*0.0%*
County Total	*14,760*	*55,824*	*0*	*1,677*	*72,262*	*21,678,991*	*0.3%*
Spencer County	3,911	11,765	0	480	16,156	6,320,521	0.3%
Carter Township	83	0	0	2	85	25,903	0.3%
Clay Township	32	0	0	0	33	41,170	0.1%
Grass Township	0	0	0	3	3	65,473	0.0%
Hammond Township	28	19	0	29	75	33,183	0.2%
Harrison Township	0	0	0	3	3	28,092	0.0%
Huff Township	0	0	0	0	0	16,297	0.0%
Jackson Township	6	57	0	0	63	19,890	0.3%
Luce Township	28	354	0	15	397	190,740	0.2%
Ohio Township	4	360	0	5	369	253,039	0.1%
Rockport Civil City	214	19,533	0	44	19,791	414,727	4.8%
Chrisney Civil Town	0	0	0	0	0	44,592	0.0%
Dale Civil Town	2,110	0	0	50	2,160	260,422	0.8%
Gentryville Civil Town	47	482	0	0	529	21,171	2.5%
Grandview Civil Town	51	265	0	0	316	76,622	0.4%
Santa Claus Civil Town	522	0	0	9	531	587,276	0.1%
Richland Civil Town	0	3,446	0	142	3,588	59,992	6.0%
North Spencer County School Corp	6,123	611	0	566	7,300	4,800,818	0.2%
South Spencer County School Corp	265	15,358	0	184	15,808	4,594,448	0.3%
Spencer County Public Library	95	2,913	0	89	3,097	903,715	0.3%
Lincoln Heritage Public Library	611	64	0	23	698	480,705	0.1%
Carter Fire Protection Dist	432	0	0	10	442	96,175	0.5%
Spencer County Solid Waste Mgt Dist	198	597	0	24	820	320,671	0.3%
TIF - Grass Township	0	0	0	0	0	2,023,185	0.0%
TIF - South Hammond	0	0	0	0	0	164	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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

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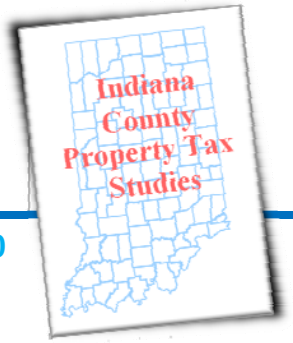
2010 Property Tax Report
Starke County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 20.2% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 32.5% lower than they were in 2007, before the property tax reforms.

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

67.5% of homeowners saw tax increases of 10% or more from 2009 to 2010.

The largest percentage of homeowners have seen between a 20% and 49% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in Starke County

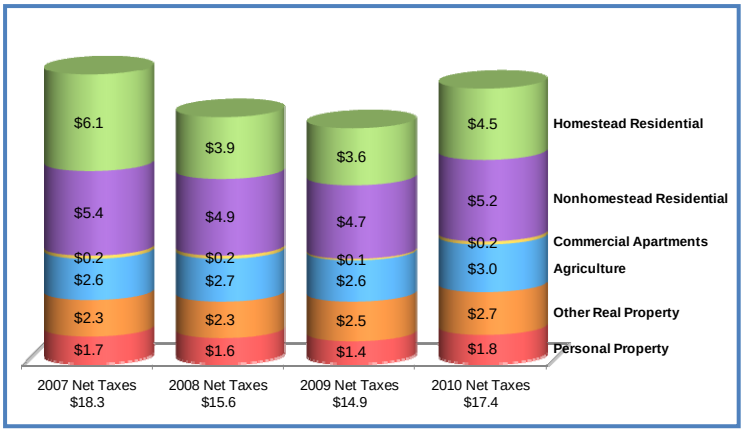
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	4,808	77.7%	250	4.0%
No Change	223	3.6%	24	0.4%
Lower Tax Bill	1,160	18.7%	5,917	95.6%
Average Change in Tax Bill	**20.2%**		**-32.5%**	
Detailed Change in Tax Bill				
20% or More	2,764	44.6%	118	1.9%
10% to 19%	1,419	22.9%	45	0.7%
1% to 9%	625	10.1%	87	1.4%
0%	223	3.6%	24	0.4%
-1% to -9%	937	15.1%	158	2.6%
-10% to -19%	118	1.9%	440	7.1%
-20% to -29%	32	0.5%	1,338	21.6%
-30% to -39%	19	0.3%	1,455	23.5%
-40% to -49%	10	0.2%	1,260	20.4%
-50% to -59%	13	0.2%	599	9.7%
-60% to -69%	6	0.1%	185	3.0%
-70% to -79%	7	0.1%	124	2.0%
-80% to -89%	6	0.1%	107	1.7%
-90% to -99%	2	0.0%	64	1.0%
-100%	10	0.2%	187	3.0%
Total	**6,191**	**100.0%**	**6,191**	**100.0%**

Note: Percentages may not total due to rounding.

Starke County Overview

The much larger-than-average increase in homeowner tax bills was mainly due to local government levy increases. Property tax levies increased 15.5% in Starke County in 2010, much more than the state average increase of 2.4%. The largest levy increases were in the Oregon-Davis School Corporation's debt service and transportation funds and in the Knox Community School Corporation's debt service and capital projects funds. Starke County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Starke County home values and tax rates tend to be lower than the state average.

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



Net tax bills for all taxpayers increased 15.2% in Starke County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 6.0% increase in tax bills. The tightening of the tax caps from 2.5% to 2% for rental housing moderated the tax increase from the larger levy. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 10.4% increase in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw an 8.4% and 24.0% increase, respectively, in tax bills in 2010. These changes in tax bills were mainly due to the increase in Starke County property tax levies and changes in assessed values. Business real property net AV

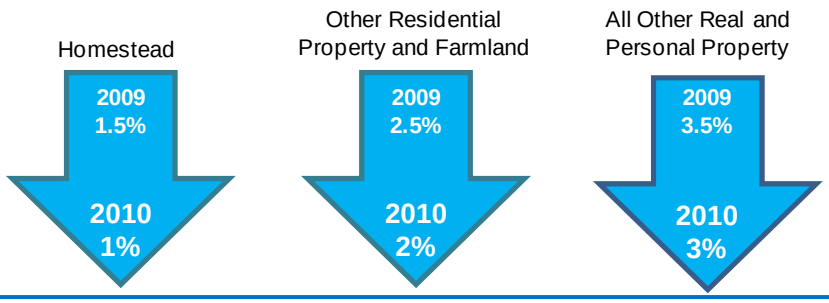
declined by 2.5%, while business personal property net AV grew by 5.9%. Commercial and industrial property did not benefit from the tightened tax caps, because Starke County's tax rates were not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 16.2% increase in tax payments in 2010 because of the Starke County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Starke County in 2010 amounted to 2.0% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to lower-than-average tax rates in Starke County. Housing in the 2% cap category qualified for credits in 4 of 14 total taxing districts where tax rates exceeded $2. No commercial or industrial properties in the 3% tax cap category qualified for credits, because all Starke County tax rates were under $3. Neither Starke County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Starke County Total $354,243

1%	2%	3%	Elderly
$32,299	$319,842	$0	$2,102
9.1%	90.3%	0.0%	0.6%

Starke County, Knox City, and the Knox Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of North Judson lost the most, at 9%. Losses were greatest for units that overlapped the municipalities in the county, because these tax districts had the highest tax rates.

The Effects of Recession

In Starke County the recession has had a large effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 6.0% in December 2007 to 14.5% in July 2009. Despite job losses, local income tax revenue grew by 1.0%

Starke County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	761,659,280	769,122,600	1.0%
Other Residential	280,073,600	282,231,100	0.8%
Ag Business/Land	179,280,000	186,413,500	4.0%
Business Real/Personal	230,478,900	235,068,760	2.0%
Total	**$1,451,491,780**	**$1,472,835,960**	**1.5%**

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

In Starke County, the gross assessed value of business real and personal property increased 2.0% in 2010. Other assessment categories also increased, and total gross assessed value in Starke County rose 1.5%. This was higher than the state average increase of 0.6%.

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

Starke County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*22,830,274*	*22,352,358*	*14,908,408*	*17,213,889*	*-2.1%*	*-33.3%*	*15.5%*
State Unit	22,378	26,761	0	0	19.6%	-100.0%	
Starke County	5,398,634	4,153,738	3,353,619	3,601,565	-23.1%	-19.3%	7.4%
California Township	253,803	233,768	264,911	279,764	-7.9%	13.3%	5.6%
Center Township	69,171	63,426	34,671	53,889	-8.3%	-45.3%	55.4%
Davis Township	53,839	46,445	51,174	50,868	-13.7%	10.2%	-0.6%
Jackson Township	18,033	16,725	14,719	15,582	-7.3%	-12.0%	5.9%
North Bend Township	65,024	61,831	70,367	71,771	-4.9%	13.8%	2.0%
Oregon Township	89,703	94,656	99,274	106,217	5.5%	4.9%	7.0%
Railroad Township	88,392	84,736	90,563	98,852	-4.1%	6.9%	9.2%
Washington Township	77,050	71,822	106,462	153,371	-6.8%	48.2%	44.1%
Wayne Township	56,628	52,991	55,568	59,584	-6.4%	4.9%	7.2%
Knox Civil City	1,334,699	1,216,068	1,211,204	1,395,670	-8.9%	-0.4%	15.2%
Hamlet Civil Town	169,628	171,997	159,894	192,064	1.4%	-7.0%	20.1%
North Judson Civil Town	362,220	348,600	379,074	408,813	-3.8%	8.7%	7.8%
Culver Community School Corp	831,180	1,022,647	403,775	437,759	23.0%	-60.5%	8.4%
Oregon-Davis School Corp	2,516,628	2,525,712	1,280,426	1,948,183	0.4%	-49.3%	52.2%
North Judson-San Pierre School Corp	3,484,664	3,451,515	2,018,589	2,054,326	-1.0%	-41.5%	1.8%
Knox Community School Corp	6,672,145	7,530,063	4,093,178	4,931,910	12.9%	-45.6%	20.5%
North Judson Public Library	199,311	188,482	186,163	208,343	-5.4%	-1.2%	11.9%
Starke County Public Library	848,961	786,425	810,093	910,798	-7.4%	3.0%	12.4%
Starke County Airport Authority	218,183	203,950	224,684	234,560	-6.5%	10.2%	4.4%
Starke County Solid Waste Mgt Dist	0	0	0	0			

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
75001	California Township-NJSP Schl	1.7015	--	3.9447%	--	4.9023%	--	--	--	1.5510
75002	California Township-Knox Schl	1.8493	--	3.9447%	--	4.6524%	--	--	--	1.6903
75003	Center Township	1.7310	--	3.9447%	--	5.0044%	--	--	--	1.5761
75004	Knox City (Center)	2.8747	--	3.9447%	--	3.0154%	--	--	--	2.6746
75007	Jackson Township	1.6057	--	3.9447%	--	5.1932%	--	--	--	1.4590
75008	North Bend Township	0.9934	--	3.9447%	--	9.7378%	--	--	--	0.8575
75009	Oregon Township	1.5886	--	3.9447%	--	5.4777%	--	--	--	1.4389
75011	Railroad Township	1.7116	--	3.9447%	--	4.7963%	--	--	--	1.5620
75012	Washington Township	1.8946	--	3.9447%	--	4.5956%	--	--	--	1.7328
75013	Wayne Township	1.6595	--	3.9447%	--	5.1872%	--	--	--	1.5080
75014	North Judson Town (Wayne)	2.6744	--	3.9447%	--	3.1892%	--	--	--	2.4836
75015	Davis Township	1.6603	--	3.9447%	--	5.3637%	--	--	--	1.5058
75016	Hamlet Town-Davis Twp	2.6107	--	3.9447%	--	3.3734%	--	--	--	2.4196
75017	Hamlet Town-Oregon Twp	2.6105	--	3.9447%	--	3.0709%	--	--	--	2.4274

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Starke County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*32,299*	*319,593*	*0*	*2,102*	*353,994*	*17,213,889*	*2.1%*
TIF Total	*0*	*249*	*0*	*0*	*249*	*79,840*	*0.3%*
County Total	*32,299*	*319,842*	*0*	*2,102*	*354,243*	*17,293,729*	*2.0%*
Starke County	4,442	44,036	0	384	48,862	3,601,565	1.4%
California Township	26	0	0	23	48	279,764	0.0%
Center Township	56	511	0	12	580	53,889	1.1%
Davis Township	1	160	0	0	161	50,868	0.3%
Jackson Township	0	0	0	0	0	15,582	0.0%
North Bend Township	0	0	0	0	0	71,771	0.0%
Oregon Township	2	49	0	20	71	106,217	0.1%
Railroad Township	0	0	0	6	7	98,852	0.0%
Washington Township	1	0	0	3	4	153,371	0.0%
Wayne Township	78	762	0	1	840	59,584	1.4%
Knox Civil City	9,564	86,874	0	385	96,823	1,395,670	6.9%
Hamlet Civil Town	122	10,321	0	0	10,444	192,064	5.4%
North Judson Civil Town	3,392	33,344	0	34	36,770	408,813	9.0%
Culver Community School Corp	0	0	0	0	0	437,759	0.0%
Oregon-Davis School Corp	113	9,560	0	270	9,944	1,948,183	0.5%
North Judson-San Pierre School Corp	3,245	31,880	0	67	35,192	2,054,326	1.7%
Knox Community School Corp	9,471	84,413	0	760	94,644	4,931,910	1.9%
North Judson Public Library	570	5,600	0	6	6,175	208,343	3.0%
Starke County Public Library	926	9,214	0	107	10,248	910,798	1.1%
Starke County Airport Authority	289	2,868	0	25	3,182	234,560	1.4%
Starke County Solid Waste Mgt Dist	0	0	0	0	0	0	
TIF - Knox TIF	0	249	0	0	249	78,317	0.3%
TIF - Sysco TIF	0	0	0	0	0	1,523	0.0%

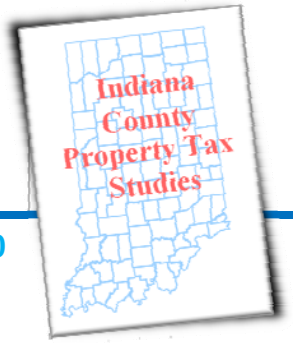
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Steuben County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 0.9% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 35.7% lower than they were in 2007, before the property tax reforms.

Comparable Homestead Property Tax Changes in Steuben County

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	6,247	56.2%	682	6.1%
No Change	369	3.3%	113	1.0%
Lower Tax Bill	4,495	40.5%	10,316	92.8%
Average Change in Tax Bill	**-0.9%**		**-35.7%**	
Detailed Change in Tax Bill				
20% or More	291	2.6%	464	4.2%
10% to 19%	311	2.8%	78	0.7%
1% to 9%	5,645	50.8%	140	1.3%
0%	369	3.3%	113	1.0%
-1% to -9%	3,529	31.8%	281	2.5%
-10% to -19%	517	4.7%	556	5.0%
-20% to -29%	219	2.0%	1,413	12.7%
-30% to -39%	55	0.5%	2,617	23.6%
-40% to -49%	54	0.5%	2,946	26.5%
-50% to -59%	46	0.4%	1,432	12.9%
-60% to -69%	24	0.2%	556	5.0%
-70% to -79%	10	0.1%	197	1.8%
-80% to -89%	13	0.1%	110	1.0%
-90% to -99%	3	0.0%	67	0.6%
-100%	25	0.2%	141	1.3%
Total	**11,111**	**100.0%**	**11,111**	**100.0%**

Note: Percentages may not total due to rounding.

92.8% of homeowners saw lower tax bills in 2010 than in 2007.

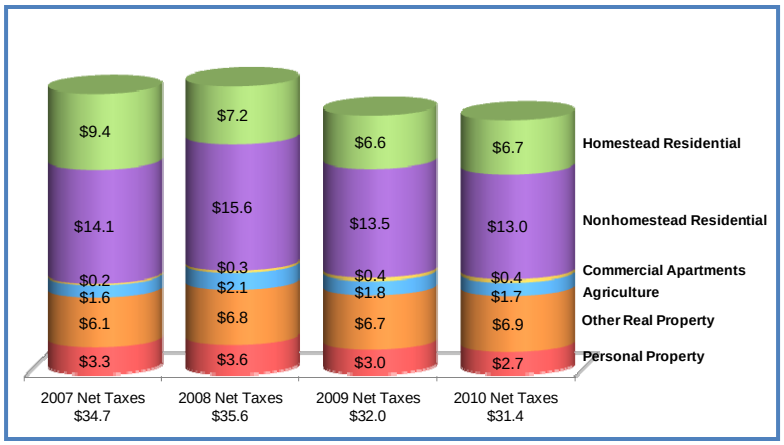
85.9% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Steuben County Overview

The decline in homeowner tax bills was similar to the state average of 2.1%. Property tax levies decreased 1.5% in Steuben County in 2010, compared to the state average increase of 2.4%. The largest levy decreases were in the county debt service fund, the Prairie Heights School Corporation's debt service fund, the Fremont School Corporation's general fund, and the Hamilton School Corporation's debt service fund. Steuben County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Steuben County tax rates tend to be lower than the state average. The county saw a slight decrease in local homestead property tax credit rates, because of a decrease in the local income tax revenues which fund these credits.

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



Net tax bills for all taxpayers decreased 2.1% in Steuben County from 2009 to 2010. This was greater than the statewide reduction of 1.4%. In 2010 apartment owners saw a 0.1% increase in tax bills and nonhomestead residential property (mostly small rental residences) saw a 3.9% decrease. These small tax bill changes were mainly due to the overall decrease in tax levies, countywide with a slight increase in tax rates in some tax districts. The tightening of the tax caps from 2.5% to 2% for rental housing had a small impact. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 2.5% increase and a 9.7% decrease, respectively, in tax bills in 2010.

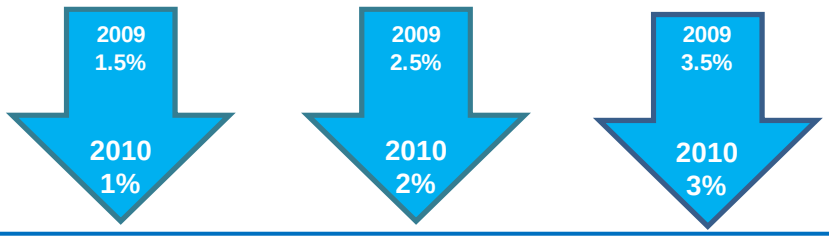
These changes in tax bills were mainly due to changes in assessed value. Business real property assessments grew by 2.2%, while business personal property assessments declined by 7.1%. Commercial and industrial property did not benefit from the tightened tax caps, because Steuben County's tax rates were not high enough for this type of property to qualify for tax cap credits. Despite the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre, agricultural business property saw a 4.2% decrease in tax payments in 2010 because of tax rate reductions.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Steuben County in 2010 amounted to less than 0.1% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was mostly due to much lower-than-average tax rates in Steuben County. Only one district tax rate was slightly greater than $2. Nonhomestead residential property in the 2% cap category received a small amount of credits. No commercial or industrial properties in the 3% tax cap category qualified for credits, because all Steuben County tax rates were less than $3. Neither Steuben County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Steuben County Total $15,082

1%	2%	3%	Elderly
$4,916	$6,818	$0	$3,348
32.6%	45.2%	0.0%	22.2%

Steuben County, Angola City, the town of Ashley, the DeKalb County Central United School Corporation, and the M.S.D. Steuben County School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, the town of Ashley, and the DeKalb County Central United School Corporation lost the most, at 3.7% each.

The Effects of Recession

In Steuben County the recession has had a large effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 6.0% in December 2007 to 14.4% in July 2009. Job losses and income declines contributed to a 3.9% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Steuben County in 2010.

Steuben County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,676,124,215	1,676,632,980	0.0%
Other Residential	1,376,550,900	1,374,076,400	-0.2%
Ag Business/Land	186,812,500	192,934,100	3.3%
Business Real/Personal	834,110,366	828,969,005	-0.6%
Total	**$4,073,597,981**	**$4,072,612,485**	**0.0%**

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

In Steuben County, the gross assessed value of business real and personal property fell 0.6% in 2010. There was no change in homestead AV, other residential AV decreased slightly, agricultural business AV rose by 3.3%, and total gross assessed value in Steuben County had no significant change. This was lower than the state average increase of 0.6%.

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

Steuben County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*48,966,074*	*52,637,845*	*33,190,656*	*32,689,385*	*7.5%*	*-36.9%*	*-1.5%*
State Unit	74,367	78,503	0	0	5.6%	-100.0%	
Steuben County	8,220,577	8,520,852	6,643,261	6,310,363	3.7%	-22.0%	-5.0%
Clear Lake Township	34,511	39,698	34,740	36,132	15.0%	-12.5%	4.0%
Fremont Township	21,123	28,245	29,663	30,546	33.7%	5.0%	3.0%
Jackson Township	33,129	35,043	36,091	37,431	5.8%	3.0%	3.7%
Jamestown Township	234,342	62,051	231,066	233,898	-73.5%	272.4%	1.2%
Millgrove Township	40,606	42,146	43,847	45,037	3.8%	4.0%	2.7%
Otsego Township	57,842	59,036	60,486	61,784	2.1%	2.5%	2.1%
Pleasant Township	515,991	533,127	553,103	570,463	3.3%	3.7%	3.1%
Richland Township	25,825	27,810	28,220	29,077	7.7%	1.5%	3.0%
Salem Township	46,889	48,578	50,375	51,945	3.6%	3.7%	3.1%
Scott Township	13,922	15,113	15,708	16,246	8.6%	3.9%	3.4%
Steuben Township	60,809	62,351	61,999	63,048	2.5%	-0.6%	1.7%
York Township	13,906	15,236	16,009	16,709	9.6%	5.1%	4.4%
Angola Civil City	3,566,394	3,755,352	3,811,296	4,093,488	5.3%	1.5%	7.4%
Ashley Civil Town	100,226	101,052	95,267	95,407	0.8%	-5.7%	0.1%
Clearlake Civil Town	255,161	269,412	292,939	298,729	5.6%	8.7%	2.0%
Fremont Civil Town	695,809	694,852	715,904	733,975	-0.1%	3.0%	2.5%
Hamilton Civil Town	665,766	677,325	702,965	666,215	1.7%	3.8%	-5.2%
Hudson Civil Town	97,053	103,536	108,919	110,115	6.7%	5.2%	1.1%
Orland Civil Town	117,109	115,926	122,364	127,502	-1.0%	5.6%	4.2%
Dekalb County Central United School Corp	138,125	140,029	77,408	80,555	1.4%	-44.7%	4.1%
Prairie Heights Community School Corp	4,717,665	5,028,476	2,718,136	2,464,415	6.6%	-45.9%	-9.3%
Fremont Community School Corp	9,911,865	9,874,583	4,637,363	4,498,224	-0.4%	-53.0%	-3.0%
Hamilton Community School Corp	2,712,352	2,826,584	1,162,037	970,576	4.2%	-58.9%	-16.5%
M.S.D. Steuben County School Corp	15,227,723	17,993,406	9,416,888	9,489,930	18.2%	-47.7%	0.8%
Carnegie Public Library Of Steuben County	494,301	579,607	600,914	606,152	17.3%	3.7%	0.9%
Fremont Public Library	583,251	607,377	617,630	635,297	4.1%	1.7%	2.9%
Northeast Indiana Solid Waste Mgt Dist	281,972	294,386	298,404	316,126	4.4%	1.4%	5.9%
Hudson Redevelopment Comm	7,463	8,153	7,654	0	9.2%	-6.1%	-100.0%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
76001	Clear Lake Township	0.7156	4.4327%	4.4635%	--	3.5276%	--	--	--	0.6267
76002	Clear Lake Town	0.7635	4.4327%	4.4635%	--	3.5276%	--	--	--	0.6686
76004	Fremont Town	1.2947	4.4327%	4.4635%	--	3.5276%	--	--	--	1.1338
76005	Jackson Township	0.8890	4.4327%	4.4635%	--	3.5276%	--	--	--	0.7786
76006	Jamestown Township	0.7084	4.4327%	4.4635%	--	3.5276%	--	--	--	0.6204
76007	Millgrove Township	0.8961	4.4327%	4.4635%	--	3.5276%	--	--	--	0.7848
76008	Orland Town	1.6075	4.4327%	4.4635%	--	3.5276%	--	--	--	1.4078
76009	Otsego Township	0.6143	4.4327%	4.4635%	--	3.5276%	--	--	--	0.5380
76010	Hamilton Town	0.9634	4.4327%	4.4635%	--	3.5276%	--	--	--	0.8437
76011	Pleasant Township	1.1277	4.4327%	4.4635%	--	3.5276%	--	--	--	0.9876
76012	Angola City	1.9873	4.4327%	4.4635%	--	3.5276%	--	--	--	1.7404
76013	Richland Township	0.7140	4.4327%	4.4635%	--	3.5276%	--	--	--	0.6253
76014	Salem Township	0.9058	4.4327%	4.4635%	--	3.5276%	--	--	--	0.7933
76015	Hudson Town-Salem Township	1.4809	4.4327%	4.4635%	--	3.5276%	--	--	--	1.2969
76016	Scott Township	1.0174	4.4327%	4.4635%	--	3.5276%	--	--	--	0.8910
76017	Steuben Township	1.0532	4.4327%	4.4635%	--	3.5276%	--	--	--	0.9224
76018	Ashley Town	2.3808	4.4327%	4.4635%	--	3.5276%	--	--	--	2.0850
76019	Hudson Town-Steuben Township	1.6045	4.4327%	4.4635%	--	3.5276%	--	--	--	1.4052
76021	York Township	1.0979	4.4327%	4.4635%	--	3.5276%	--	--	--	0.9615
76022	Fremont Township	0.7224	4.4327%	4.4635%	--	3.5276%	--	--	--	0.6327

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Steuben County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*4,916*	*6,818*	*0*	*3,348*	*15,082*	*32,689,385*	*0.0%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*261,234*	*0.0%*
County Total	*4,916*	*6,818*	*0*	*3,348*	*15,082*	*32,950,619*	*0.0%*
Steuben County	506	595	0	497	1,598	6,310,363	0.0%
Clear Lake Township	0	0	0	0	0	36,132	0.0%
Fremont Township	0	0	0	1	1	30,546	0.0%
Jackson Township	0	0	0	0	0	37,431	0.0%
Jamestown Township	0	0	0	7	7	233,898	0.0%
Millgrove Township	0	0	0	4	4	45,037	0.0%
Otsego Township	0	0	0	3	3	61,784	0.0%
Pleasant Township	37	0	0	32	70	570,463	0.0%
Richland Township	0	0	0	0	0	29,077	0.0%
Salem Township	0	0	0	10	10	51,945	0.0%
Scott Township	0	0	0	2	2	16,246	0.0%
Steuben Township	4	60	0	18	81	63,048	0.1%
York Township	0	0	0	0	0	16,709	0.0%
Angola Civil City	2,095	0	0	704	2,799	4,093,488	0.1%
Ashley Civil Town	205	3,326	0	0	3,531	95,407	3.7%
Clearlake Civil Town	0	0	0	0	0	298,729	0.0%
Fremont Civil Town	0	0	0	71	71	733,975	0.0%
Hamilton Civil Town	0	0	0	72	72	666,215	0.0%
Hudson Civil Town	0	0	0	4	4	110,115	0.0%
Orland Civil Town	0	0	0	251	251	127,502	0.2%
Dekalb County Central United School Corp	173	2,808	0	0	2,981	80,555	3.7%
Prairie Heights Community School Corp	0	0	0	357	357	2,464,415	0.0%
Fremont Community School Corp	0	0	0	116	116	4,498,224	0.0%
Hamilton Community School Corp	0	0	0	73	73	970,576	0.0%
M.S.D. Steuben County School Corp	1,744	0	0	1,029	2,773	9,489,930	0.0%
Carnegie Public Library Of Steuben County	127	0	0	56	184	606,152	0.0%
Fremont Public Library	0	0	0	16	16	635,297	0.0%
Northeast Indiana Solid Waste Mgt Dist	25	30	0	25	80	316,126	0.0%
Hudson Redevelopment Comm	0	0	0	0	0	0	
TIF - Fremont Corp	0	0	0	0	0	200,620	0.0%
TIF - Hudson Salem Corp	0	0	0	0	0	53,035	0.0%
TIF - Hudson Steuben Corp	0	0	0	0	0	7,571	0.0%
TIF - Fremont Township	0	0	0	0	0	8	0.0%

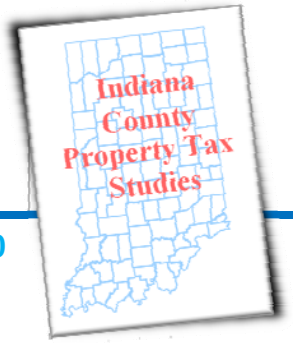
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Sullivan County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 1.0% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 43.5% lower than they were in 2007, before the property tax reforms.

95.5% of homeowners saw lower tax bills in 2010 than in 2007.

80.7% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 59% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in Sullivan County

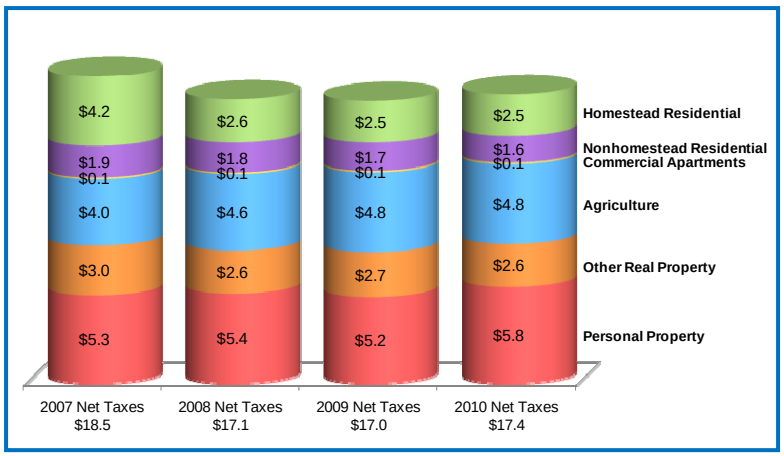
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	2,893	55.7%	132	2.5%
No Change	531	10.2%	100	1.9%
Lower Tax Bill	1,774	34.1%	4,966	95.5%
Average Change in Tax Bill	**-1.0%**		**-43.5%**	
Detailed Change in Tax Bill				
20% or More	196	3.8%	76	1.5%
10% to 19%	110	2.1%	20	0.4%
1% to 9%	2,587	49.8%	36	0.7%
0%	531	10.2%	100	1.9%
-1% to -9%	1,076	20.7%	54	1.0%
-10% to -19%	289	5.6%	162	3.1%
-20% to -29%	150	2.9%	339	6.5%
-30% to -39%	85	1.6%	903	17.4%
-40% to -49%	44	0.8%	1,389	26.7%
-50% to -59%	28	0.5%	985	18.9%
-60% to -69%	17	0.3%	333	6.4%
-70% to -79%	19	0.4%	135	2.6%
-80% to -89%	8	0.2%	117	2.3%
-90% to -99%	15	0.3%	109	2.1%
-100%	43	0.8%	440	8.5%
Total	**5,198**	**100.0%**	**5,198**	**100.0%**

Note: Percentages may not total due to rounding.

Sullivan County Overview

The decline in homeowner tax bills was just under the state average decline of 2.1%. Property tax levies increased 4.6% in Sullivan County in 2010, more than the state average increase of 2.4%. The largest levy increase was in the Southwest School Corporation's debt service fund. Sullivan County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Sullivan County home values tend to be lower than the state average. These factors were partly offset by increases in commercial and industrial assessed value, which shifted taxes away from homeowners. Sullivan County does not provide local homestead credits.

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



Net tax bills for all taxpayers increased 1.9% in Sullivan County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 12.8% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 7.9% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 2.9% decrease and a 10.5% increase, respectively, in tax bills in 2010. These changes in tax bills were partly due to the increase in property tax levies and changes in assessed value. Business real property assessments grew by 0.5%,

while business personal property assessments grew by 12.8%. The tightening of the tax caps from 3.5% to 3% also contributed to the tax changes for commercial and industrial property.

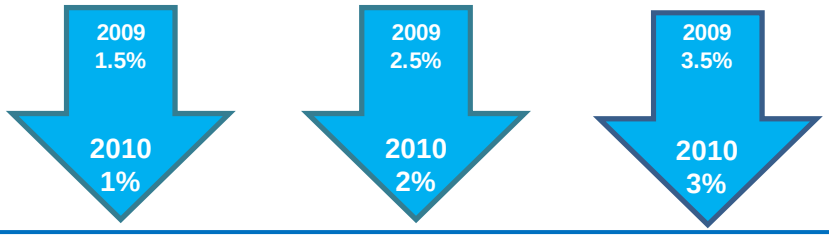
Despite the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre, agricultural business property saw a 0.5% decrease in tax payments in 2010 due to the tightening of the tax caps from 2.5% to 2% for farmland.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Sullivan County in 2010 amounted to 3.8% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to Sullivan County having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. Commercial and industrial properties in the 3% tax cap category qualified for credits in some portions of the county because the tax rates in 2 of 16 total taxing districts exceeded $3. Sullivan County home values were not high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Sullivan County Total $689,893

1%	2%	3%	Elderly
$45,900	$342,495	$292,952	$8,547
6.7%	49.6%	42.5%	1.2%

Sullivan County, Sullivan City, and the Southwest School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, Sullivan City lost the most of all taxing units, at 19.5%. The Stewart Street TIF District lost 22.4% of TIF proceeds to the caps. Losses were greatest for units that overlapped Sullivan City, because its tax district had the highest tax rate.

The Effects of Recession

In Sullivan County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.7% in December 2007 to 9.5% in July 2009. Despite job losses, local income tax revenue grew by 4.4%.

Sullivan County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	412,399,890	417,087,920	1.1%
Other Residential	57,662,500	57,940,800	0.5%
Ag Business/Land	230,633,200	254,031,100	10.1%
Business Real/Personal	391,242,585	423,627,635	8.3%
Total	**$1,091,938,175**	**$1,152,687,455**	**5.6%**

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

In Sullivan County, the gross assessed value of business real and personal property increased 8.3% in 2010. Other assessment categories also increased, and total gross assessed value in Sullivan County rose 5.6%. This was higher than the state average increase of 0.6%.

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

Sullivan County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*24,065,691*	*23,557,942*	*17,292,955*	*18,087,999*	*-2.1%*	*-26.6%*	*4.6%*
State Unit	18,766	19,811	0	0	5.6%	-100.0%	
Sullivan County	6,188,891	5,261,399	5,355,169	5,528,680	-15.0%	1.8%	3.2%
Cass Township	44,776	49,706	51,242	51,401	11.0%	3.1%	0.3%
Curry Township	193,197	187,942	196,609	201,693	-2.7%	4.6%	2.6%
Fairbanks Township	54,150	55,180	57,057	58,767	1.9%	3.4%	3.0%
Gill Township	121,053	127,283	129,580	134,598	5.1%	1.8%	3.9%
Haddon Township	76,146	76,946	81,803	85,256	1.1%	6.3%	4.2%
Hamilton Township	126,438	130,977	135,384	138,277	3.6%	3.4%	2.1%
Jackson Township	49,250	51,708	54,365	56,178	5.0%	5.1%	3.3%
Jefferson Township	43,339	46,578	48,390	48,815	7.5%	3.9%	0.9%
Turman Township	54,727	56,168	58,615	60,492	2.6%	4.4%	3.2%
Sullivan Civil City	1,029,437	1,075,929	1,076,434	1,103,927	4.5%	0.0%	2.6%
Carlisle Civil Town	90,510	79,514	93,615	97,102	-12.1%	17.7%	3.7%
Dugger Civil Town	93,068	96,929	71,049	84,093	4.1%	-26.7%	18.4%
Farmersburg Civil Town	55,336	57,649	59,287	60,483	4.2%	2.8%	2.0%
Hymera Civil Town	53,845	56,540	52,992	58,167	5.0%	-6.3%	9.8%
Merom Civil Town	18,803	16,749	16,514	18,692	-10.9%	-1.4%	13.2%
Shelburn Civil Town	74,445	80,801	73,632	71,301	8.5%	-8.9%	-3.2%
Northeast School Corp	4,373,367	4,705,358	2,761,347	2,701,336	7.6%	-41.3%	-2.2%
Southwest School Corp	10,438,217	10,420,910	5,964,604	6,540,142	-0.2%	-42.8%	9.6%
Sullivan County Public Library	867,930	903,865	955,267	988,599	4.1%	5.7%	3.5%
Sullivan County Solid Waste Mgt Dist	0	0	0	0			

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
77001	Cass Township	1.9927	--	5.0561%	--	--	--	--	--	1.8919
77002	Dugger Town	2.7219	--	5.0561%	--	--	--	--	--	2.5843
77003	Curry Township	2.1038	--	5.0561%	--	--	--	--	--	1.9974
77004	Farmersburg Town	2.4567	--	5.0561%	--	--	--	--	--	2.3325
77005	Shelburn Town	2.5100	--	5.0561%	--	--	--	--	--	2.3831
77006	Fairbanks Township	1.9599	--	5.0561%	--	--	--	--	--	1.8608
77007	Gill Township	2.0432	--	5.0561%	--	--	--	--	--	1.9399
77008	Merom Town	2.8614	--	5.0561%	--	--	--	--	--	2.7167
77009	Haddon Township	2.0569	--	5.0561%	--	--	--	--	--	1.9529
77010	Carlisle Town	3.0650	--	5.0561%	--	--	--	--	--	2.9100
77011	Hamilton Township	2.0815	--	5.0561%	--	--	--	--	--	1.9763
77012	Sullivan City	3.6700	--	5.0561%	--	--	--	--	--	3.4844
77013	Jackson Township	1.9894	--	5.0561%	--	--	--	--	--	1.8888
77014	Hymera Town	2.9739	--	5.0561%	--	--	--	--	--	2.8235
77015	Jefferson Township	2.0399	--	5.0561%	--	--	--	--	--	1.9368
77016	Turman Township	2.1031	--	5.0561%	--	--	--	--	--	1.9968

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Sullivan County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*45,900*	*342,474*	*288,838*	*8,547*	*685,759*	*18,087,999*	*3.8%*
TIF Total	*0*	*21*	*4,113*	*0*	*4,134*	*19,496*	*21.2%*
County Total	*45,900*	*342,495*	*292,952*	*8,547*	*689,893*	*18,107,495*	*3.8%*
Sullivan County	8,951	85,124	53,689	2,328	150,092	5,528,680	2.7%
Cass Township	30	309	0	37	376	51,401	0.7%
Curry Township	83	4,123	0	87	4,294	201,693	2.1%
Fairbanks Township	5	0	0	33	37	58,767	0.1%
Gill Township	1	497	0	6	504	134,598	0.4%
Haddon Township	4	1,161	44	14	1,224	85,256	1.4%
Hamilton Township	481	2,700	2,738	69	5,988	138,277	4.3%
Jackson Township	5	422	0	69	497	56,178	0.9%
Jefferson Township	0	453	0	10	463	48,815	0.9%
Turman Township	3	1,748	0	18	1,768	60,492	2.9%
Sullivan Civil City	19,035	66,660	128,752	790	215,238	1,103,927	19.5%
Carlisle Civil Town	98	6,656	1,153	295	8,202	97,102	8.4%
Dugger Civil Town	114	3,176	0	52	3,342	84,093	4.0%
Farmersburg Civil Town	0	1,447	0	70	1,517	60,483	2.5%
Hymera Civil Town	59	4,573	0	223	4,855	58,167	8.3%
Merom Civil Town	0	2,357	0	0	2,357	18,692	12.6%
Shelburn Civil Town	45	2,412	0	236	2,693	71,301	3.8%
Northeast School Corp	806	31,968	0	1,973	34,747	2,701,336	1.3%
Southwest School Corp	14,580	111,465	92,863	1,819	220,727	6,540,142	3.4%
Sullivan County Public Library	1,601	15,221	9,600	416	26,838	988,599	2.7%
Sullivan County Solid Waste Mgt Dist	0	0	0	0	0	0	
TIF - Shelburn TIF Area	0	0	0	0	0	0	
TIF - Three Hundred North TIF	0	6	0	0	6	1,061	0.6%
TIF - Stewart Street TIF Area	0	15	4,113	0	4,128	18,435	22.4%

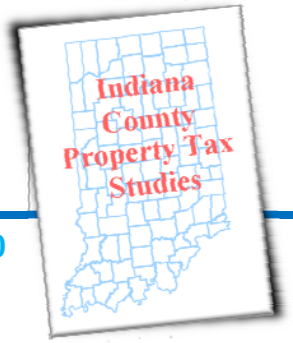
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Switzerland County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Switzerland County

The average homeowner saw a 0.8% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 20.5% lower than they were in 2007, before the property tax reforms.

87.5% of homeowners saw lower tax bills in 2010 than in 2007.

36.1% of homeowners saw tax increases of between 1% and 9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 10% and 39% decrease in their tax bills from 2007 to 2010.

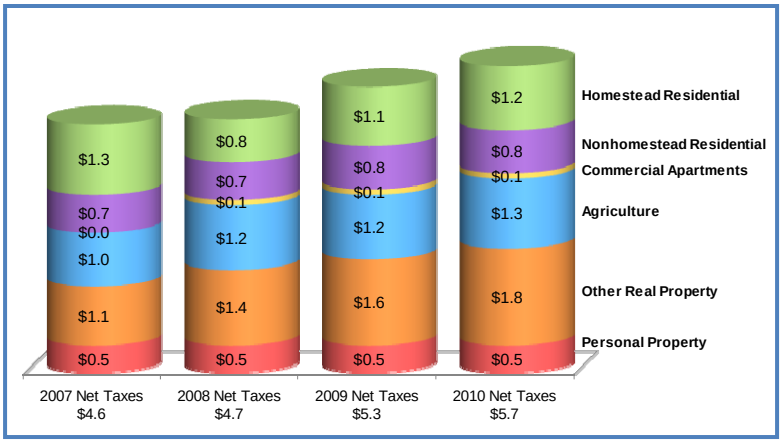
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	1,259	60.7%	255	12.3%
No Change	40	1.9%	5	0.2%
Lower Tax Bill	774	37.3%	1,813	87.5%
Average Change in Tax Bill	**0.8%**		**-20.5%**	
Detailed Change in Tax Bill				
20% or More	223	10.8%	133	6.4%
10% to 19%	287	13.8%	45	2.2%
1% to 9%	749	36.1%	77	3.7%
0%	40	1.9%	5	0.2%
-1% to -9%	429	20.7%	152	7.3%
-10% to -19%	154	7.4%	338	16.3%
-20% to -29%	57	2.7%	475	22.9%
-30% to -39%	32	1.5%	392	18.9%
-40% to -49%	21	1.0%	187	9.0%
-50% to -59%	26	1.3%	80	3.9%
-60% to -69%	11	0.5%	51	2.5%
-70% to -79%	11	0.5%	34	1.6%
-80% to -89%	12	0.6%	35	1.7%
-90% to -99%	8	0.4%	24	1.2%
-100%	13	0.6%	45	2.2%
Total	**2,073**	**100.0%**	**2,073**	**100.0%**

Note: Percentages may not total due to rounding.

Switzerland County Overview

The slightly larger-than-average increase in homeowner tax bills occurred because few Switzerland County homeowners benefitted from the one percent tax cap. This was primarily because Switzerland County tax rates are much lower than average. The state homestead credit decreased in the county more than the state average. Property tax levies increased 1.2% in Switzerland County in 2010, slightly less than the state average increase of 2.4%. An increase in the county general fund levy was offset by a decrease in the Switzerland School Corporation bus replacement levy. Switzerland County does not provide local homestead credits.

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



Net tax bills for all taxpayers increased 5.0% in Switzerland County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 0.2% increase in tax bills, partly due to reclassification of property. Taxes for parcels that were classified as apartments in both 2009 and 2010 grew by 4.9%, mainly because tax rates rose by 3.7% in the taxing district containing all of the apartments. Nonhomestead residential property (mostly small rental residences) saw a decrease of 1.3% in tax bills, partly due to reclassification of property. Taxes for parcels that were classified as nonhomestead residential in both 2009 and 2010 grew by 3.2%, mainly because of tax rate changes. Other real and personal property, mostly commercial and

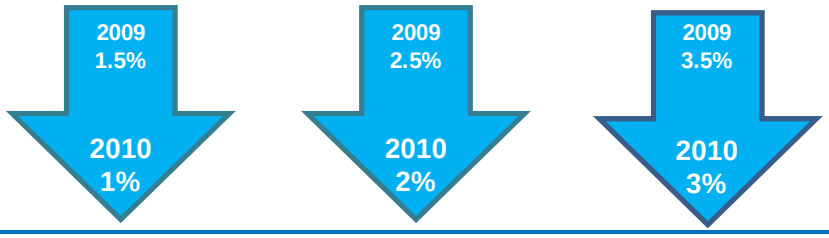
industrial land, buildings, and equipment, saw a 10.7% and 2.4% increase, respectively, in tax bills in 2010. These changes in tax bills were mainly due to the increase in Switzerland County property tax levies and changes in assessed value. After deductions and exemptions, business real property net assessed value grew by 7.0%, while personal property net assessed value grew by 0.8%. Agricultural business property saw a 1.9% increase in tax payments in 2010, mainly because of the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Switzerland County in 2010 amounted to 0.2% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was mainly due to much lower-than-average tax rates in Switzerland County. All district tax rates were under $2 per $100 AV, so no properties in the 2% or 3% cap categories qualified for circuit breaker credits. Combined with the low tax rates, only nine homesteads had high-enough assessed values to qualify for a circuit breaker credit in the 1% cap category. Most circuit breaker credits were allocated to low-income, elderly homeowners under the 2% annual growth limit for their net taxes.

2010 Circuit Breaker Credits by Cap Category
Switzerland County Total $9,979

1%	2%	3%	Elderly
$2,150	$0	$0	$7,830
21.5%	0.0%	0.0%	78.5%

Switzerland County and the Switzerland County School Corporation saw the largest losses from the tax caps in 2010. As a percentage of total levies, the town of Patriot lost the most, at 1.7%.

The Effects of Recession

In Switzerland County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.4% in December 2007 to 7.8% in July 2009. Job losses and income declines contributed to a 6.1% drop in local income tax revenue.

Switzerland County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	284,388,900	279,861,336	-1.6%
Other Residential	55,914,700	57,074,300	2.1%
Ag Business/Land	103,520,300	109,076,400	5.4%
Business Real/Personal	195,890,280	204,876,914	4.6%
Total	**$639,714,180**	**$650,888,950**	**1.7%**

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

In Switzerland County, the gross assessed value of business real and personal property increased 4.6% in 2010. Most other assessment categories, except for homesteads, also increased, and total gross assessed value in Switzerland County rose 1.7%. This was higher than the state average increase of 0.6%.

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

Switzerland County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*6,814,739*	*7,526,857*	*5,434,736*	*5,498,258*	*10.4%*	*-27.8%*	*1.2%*
State Unit	11,664	12,383	0	0	6.2%	-100.0%	
Switzerland County	1,905,600	1,986,878	1,846,307	1,913,415	4.3%	-7.1%	3.6%
Cotton Township	19,589	19,608	21,713	22,511	0.1%	10.7%	3.7%
Craig Township	17,749	17,867	19,398	20,234	0.7%	8.6%	4.3%
Jefferson Township	37,201	37,365	40,251	42,118	0.4%	7.7%	4.6%
Pleasant Township	18,332	19,102	20,519	21,282	4.2%	7.4%	3.7%
Posey Township	18,830	18,906	20,228	21,104	0.4%	7.0%	4.3%
York Township	35,793	34,563	39,797	41,197	-3.4%	15.1%	3.5%
Patriot Civil Town	6,537	6,317	6,857	7,316	-3.4%	8.5%	6.7%
Vevay Civil Town	253,307	251,117	266,626	286,094	-0.9%	6.2%	7.3%
Switzerland County School Corp	4,313,233	4,933,402	2,950,175	2,912,808	14.4%	-40.2%	-1.3%
Switzerland County Public Library	129,762	141,367	152,965	158,678	8.9%	8.2%	3.7%
Southeastern Indiana Solid Waste Mgt Dist	47,142	47,982	49,900	51,501	1.8%	4.0%	3.2%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
78001	Cotton Township	1.1261	--	1.9910%	--	--	--	--	--	1.1037
78002	Craig Township	1.1467	--	1.9910%	--	--	--	--	--	1.1239
78003	Jefferson Township	1.1304	--	1.9910%	--	--	--	--	--	1.1079
78004	Vevay Town	1.7041	--	1.9910%	--	--	--	--	--	1.6702
78005	Pleasant Township	1.1262	--	1.9910%	--	--	--	--	--	1.1038
78006	Posey Township	1.1221	--	1.9910%	--	--	--	--	--	1.0998
78007	Patriot Town	1.2994	--	1.9910%	--	--	--	--	--	1.2735
78008	York Township	1.1105	--	1.9910%	--	--	--	--	--	1.0884

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Switzerland County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type						
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	Circuit Breaker as % of Levy
Non-TIF Total	*2,149*	*0*	*0*	*7,830*	*9,979*	*5,498,258*	*0.2%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*2,149*	*0*	*0*	*7,830*	*9,979*	*5,498,258*	*0.2%*
Switzerland County	655	0	0	2,333	2,988	1,913,415	0.2%
Cotton Township	4	0	0	39	42	22,511	0.2%
Craig Township	27	0	0	21	48	20,234	0.2%
Jefferson Township	30	0	0	141	171	42,118	0.4%
Pleasant Township	4	0	0	5	8	21,282	0.0%
Posey Township	5	0	0	22	27	21,104	0.1%
York Township	0	0	0	2	2	41,197	0.0%
Patriot Civil Town	45	0	0	81	125	7,316	1.7%
Vevay Civil Town	311	0	0	1,380	1,691	286,094	0.6%
Switzerland County School Corp	997	0	0	3,551	4,548	2,912,808	0.2%
Switzerland County Public Library	54	0	0	193	248	158,678	0.2%
Southeastern Indiana Solid Waste Mgt Dist	18	0	0	63	80	51,501	0.2%

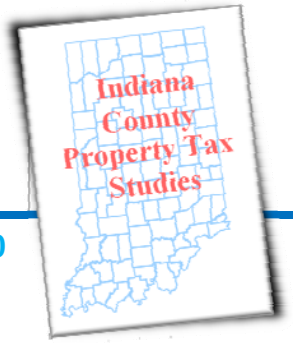
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Tippecanoe County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 1.9% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 32.2% lower than they were in 2007, before the property tax reforms.

98.2% of homeowners saw lower tax bills in 2010 than in 2007.

58.9% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

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

Comparable Homestead Property Tax Changes in Tippecanoe County

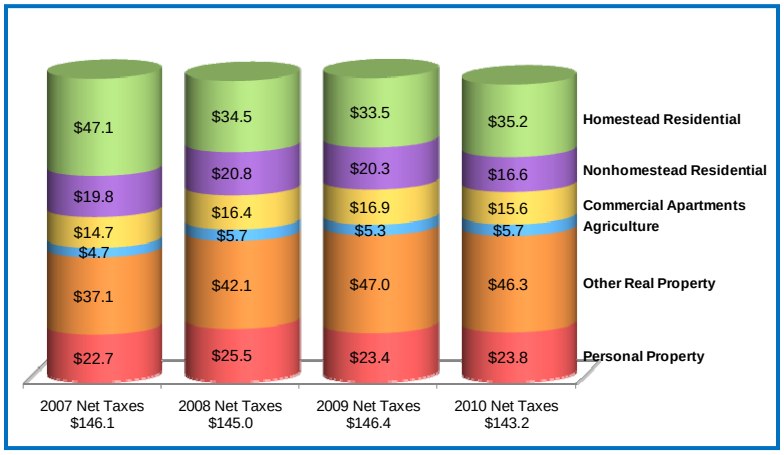
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	18,531	61.0%	501	1.6%
No Change	187	0.6%	34	0.1%
Lower Tax Bill	11,681	38.4%	29,864	98.2%
Average Change in Tax Bill	**1.9%**		**-32.2%**	
Detailed Change in Tax Bill				
20% or More	2,219	7.3%	280	0.9%
10% to 19%	5,142	16.9%	75	0.2%
1% to 9%	11,170	36.7%	146	0.5%
0%	187	0.6%	34	0.1%
-1% to -9%	6,581	21.6%	510	1.7%
-10% to -19%	2,813	9.3%	2,534	8.3%
-20% to -29%	1,069	3.5%	7,413	24.4%
-30% to -39%	621	2.0%	10,166	33.4%
-40% to -49%	257	0.8%	5,856	19.3%
-50% to -59%	96	0.3%	2,077	6.8%
-60% to -69%	76	0.3%	519	1.7%
-70% to -79%	36	0.1%	290	1.0%
-80% to -89%	26	0.1%	163	0.5%
-90% to -99%	15	0.0%	105	0.3%
-100%	91	0.3%	231	0.8%
Total	**30,399**	**100.0%**	**30,399**	**100.0%**

Note: Percentages may not total due to rounding.

Tippecanoe County Overview

The slightly larger-than-average increase in homeowner tax bills had several causes. The assessed value of commercial and industrial property fell in Tippecanoe in 2010, resulting in a tax shift to homeowners. Tippecanoe County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Tippecanoe County tax rates tend to be lower than the state average. Property tax levies increased 1% in Tippecanoe County in 2010, less than the state average increase of 2.4%. Levies increased for the county general fund, Lafayette City general and road maintenance funds, and Tippecanoe School Corporation and West Lafayette School Corporation debt service funds. These increases were partly offset by a levy decreases in the Lafayette School Corporation's school referendum and debt service funds. Tippecanoe County provides two LOIT-funded homestead credits.

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



Net tax bills for all taxpayers decreased 2.2% in Tippecanoe County from 2009 to 2010. This was greater than the statewide reduction of 1.4%. In 2010 apartment owners saw an 8.1% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw an 18.2% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 1.5%

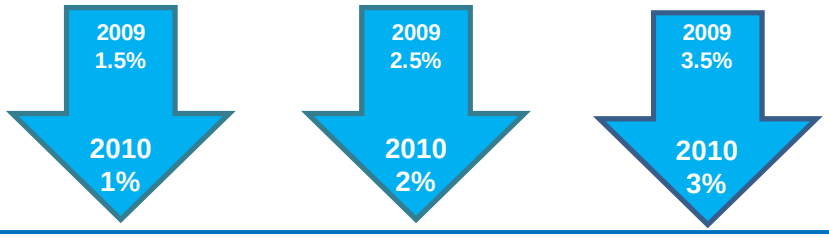
decrease and 1.6% increase, respectively, in tax bills in 2010. This was mainly because of a decline in assessed value coupled with increased tax rates. Commercial and industrial property did not benefit from the tightened tax caps, because Tippecanoe County's tax rates were not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 7.9% increase in tax payments in 2010 because of the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre, and higher tax rates.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Tippecanoe County in 2010 amounted to 2.8% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to lower-than-average tax rates in Tippecanoe County. Tax rates in 16 of 38 total taxing districts exceeded $2, and Tippecanoe County has a large share of its net assessed value in the 2% cap category, so a large amount of housing in the 2% cap category was eligible for credits. No commercial or industrial properties in the 3% tax cap category qualified for credits, because all Tippecanoe County tax rates were under $3. Tippecanoe County tax rates were not high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Tippecanoe County Total $4,332,109

1%	2%	3%	Elderly
$299,992	$4,023,126	$0	$8,991
6.9%	92.9%	0.0%	0.2%

Tippecanoe County, Lafayette City, and the Lafayette School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, West Lafayette City and the West Lafayette Public Library district lost the most, at 6.0% and 6.4%, respectively. Losses were greatest for units that overlapped the cities of Lafayette and West Lafayette, because their tax district rates were among the highest.

The Effects of Recession

In Tippecanoe County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 3.7% in December 2007 to 10.6% in July 2009. Despite job losses, local income tax revenue grew by 0.2%.

Tippecanoe County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	5,268,780,650	5,169,554,700	-1.9%
Other Residential	1,574,087,880	1,572,889,900	-0.1%
Ag Business/Land	355,673,600	365,232,500	2.7%
Business Real/Personal	4,201,405,150	4,129,167,290	-1.7%
Total	**$11,399,947,280**	**$11,236,844,390**	**-1.4%**

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

In Tippecanoe County, the gross assessed value of business real and personal property fell 1.7% in 2010. Most other assessment categories slightly decreased, and total gross assessed value in Tippecanoe County decreased 1.4%. This was lower than the state average increase of 0.6%.

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

Tippecanoe County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*184,329,096*	*194,995,158*	*132,242,648*	*133,511,829*	*5.8%*	*-32.2%*	*1.0%*
State Unit	175,510	185,007	0	0	5.4%	-100.0%	
Tippecanoe County	32,418,133	33,085,339	23,878,649	24,721,511	2.1%	-27.8%	3.5%
Fairfield Township	308,875	324,898	273,460	499,826	5.2%	-15.8%	82.8%
Jackson Township	38,448	40,040	41,742	43,325	4.1%	4.3%	3.8%
Lauramie Township	92,905	96,408	96,860	98,963	3.8%	0.5%	2.2%
Perry Township	142,103	146,328	130,249	10,596	3.0%	-11.0%	-91.9%
Randolph Township	65,459	70,233	90,290	90,579	7.3%	28.6%	0.3%
Sheffield Township	86,554	82,894	80,769	24,645	-4.2%	-2.6%	-69.5%
Shelby Township	50,779	52,183	50,162	50,647	2.8%	-3.9%	1.0%
Tippecanoe Township	236,701	250,232	228,591	560,050	5.7%	-8.6%	145.0%
Union Township	30,686	32,688	34,135	35,951	6.5%	4.4%	5.3%
Wabash Township	451,091	469,625	464,433	491,219	4.1%	-1.1%	5.8%
Washington Township	133,785	179,039	175,353	72,551	33.8%	-2.1%	-58.6%
Wayne Township	91,886	82,445	79,200	80,981	-10.3%	-3.9%	2.2%
Wea Township	374,436	393,540	360,569	378,816	5.1%	-8.4%	5.1%
Lafayette Civil City	26,304,230	26,071,170	25,116,610	26,192,192	-0.9%	-3.7%	4.3%
West Lafayette Civil City	7,611,885	7,991,063	7,690,112	7,910,276	5.0%	-3.8%	2.9%
Otterbein Civil Town	78,220	82,978	87,235	93,567	6.1%	5.1%	7.3%
Battle Ground Civil Town	201,969	208,788	213,280	220,191	3.4%	2.2%	3.2%
Clarks Hill Civil Town	61,261	62,632	65,520	64,779	2.2%	4.6%	-1.1%
Dayton Civil Town	162,031	175,912	180,571	185,221	8.6%	2.6%	2.6%
Shadeland Civil Town	377,842	394,657	369,425	326,735	4.5%	-6.4%	-11.6%
Benton Community School Corp	2,194,496	2,090,412	1,203,343	1,136,565	-4.7%	-42.4%	-5.5%
Lafayette School Corp	32,610,640	35,863,597	24,110,509	20,477,827	10.0%	-32.8%	-15.1%
Tippecanoe School Corp	56,543,106	61,991,084	32,290,453	34,511,918	9.6%	-47.9%	6.9%
West Lafayette Community School Corp	14,879,265	15,849,192	6,998,668	7,506,333	6.5%	-55.8%	7.3%
Otterbein Public Library	28,595	14,929	18,578	19,610	-47.8%	24.4%	5.6%
West Lafayette Public Library	1,816,402	1,484,507	1,450,358	1,454,296	-18.3%	-2.3%	0.3%
Tippecanoe County Public Library	3,588,604	3,845,438	3,808,327	3,945,479	7.2%	-1.0%	3.6%
Greater Lafayette Public Transportation	1,857,415	1,942,985	2,020,602	2,099,054	4.6%	4.0%	3.9%
Wildcat Creek Solid Waste Mgt Dist	190,136	192,715	199,099	208,126	1.4%	3.3%	4.5%
Lafayette Redevelopment Comm	1,125,648	1,242,200	435,496	0	10.4%	-64.9%	-100.0%
Tippecanoe County Redevelopment	0	0	0	0			
West Lafayette Redevelopment Comm	0	0	0	0			
Shadeland Town Redevelopment Comm	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
79001	Fairfield Twp-LSC-B	1.5527	--	3.9017%	3.1909%	9.1083%	--	--	--	1.3011
79002	Fairfield Twp-TSC	1.5158	--	3.9017%	3.1680%	7.7454%	--	--	--	1.2912
79003	Fairfield Twp-TSC-B	1.5581	--	3.9017%	3.1447%	7.7671%	--	--	--	1.3273
79004	Lafayette-Fairfield Twp-LSC-B	2.3952	--	3.9017%	4.7102%	9.0168%	--	--	--	1.9730
79005	Lafayette-Fairfield Twp-TSC-B	2.4006	--	3.9017%	4.6767%	8.1609%	--	--	--	1.9988
79006	Jackson Twp-TSC	1.5267	--	3.9017%	3.1963%	7.6526%	--	--	--	1.3015
79007	Lauramie Twp	1.5385	--	3.9017%	3.1918%	7.6387%	--	--	--	1.3118
79008	Clarks Hill Town	2.3429	--	3.9017%	4.8412%	6.1180%	--	--	--	1.9947
79009	Perry Township-TSC	1.5111	--	3.9017%	2.8500%	7.8352%	--	--	--	1.2907
79010	Perry Township-TSC-B	1.5534	--	3.9017%	2.8350%	7.8546%	--	--	--	1.3267
79011	Randolph Township-TSC	1.6146	--	3.9017%	3.2280%	7.6700%	--	--	--	1.3756
79012	Sheffield Township-TSC	1.5140	--	3.9017%	2.8476%	7.8146%	--	--	--	1.2935
79013	Dayton Town-TSC	2.0343	--	3.9017%	3.8289%	10.1939%	--	--	--	1.6697
79014	Shelby Township-BSC	1.5043	--	3.9017%	3.5768%	6.6275%	--	--	--	1.2921
79015	Shelby Township-TSC	1.4858	--	3.9017%	3.0044%	7.7269%	--	--	--	1.2684
79016	Otterbein Town-BSC	2.6164	--	3.9017%	5.1548%	10.8992%	--	--	--	2.0943
79017	Tippecanoe Township-TSC	1.5499	--	3.9017%	2.4656%	7.7250%	--	--	--	1.3315
79018	Tippecanoe Township-TSC-B	1.5922	--	3.9017%	2.4613%	7.7469%	--	--	--	1.3675
79019	Battle Ground Town-TSC	2.1115	--	3.9017%	3.8107%	6.5395%	--	--	--	1.8106
79020	Shadeland Town-TSC	1.5823	--	3.9017%	3.2541%	7.7607%	--	--	--	1.3463
79021	Shadeland-TSC-B	1.6246	--	3.9017%	3.2292%	7.7812%	--	--	--	1.3823
79022	Wabash Township-TSC	1.5168	--	3.9017%	2.9154%	7.6559%	--	--	--	1.2973
79023	Wabash Township-TSC-B	1.5591	--	3.9017%	2.8987%	7.6801%	--	--	--	1.3333
79024	Wabash Township-WLSC-B	1.4492	--	3.9017%	2.5348%	5.8233%	--	--	--	1.2715
79025	West Lafayette City-TSC-B	2.4426	--	3.9017%	4.1641%	6.6832%	--	--	--	2.0823
79026	West Lafayette City-WLSC-B	2.3327	--	3.9017%	3.9969%	5.4990%	--	--	--	2.0202
79027	Washington Township-TSC	1.5857	--	3.9017%	2.7683%	7.7092%	--	--	--	1.3577
79028	Wayne Township	1.5558	--	3.9017%	3.0854%	7.6507%	--	--	--	1.3281
79030	Wea Township-TSC	1.5441	--	3.9017%	3.1418%	7.7823%	--	--	--	1.3152
79031	Wea Township-TSC-B	1.5864	--	3.9017%	3.1194%	7.8027%	--	--	--	1.3512
79032	Lafayette City-Wea Township-LSC	2.3969	--	3.9017%	4.7250%	8.9929%	--	--	--	1.9746
79033	Lafayette City-Wea Township-TSC	2.4023	--	3.9017%	4.6915%	8.1377%	--	--	--	2.0004
79034	West Lafayette City-TSC-B-C	2.3178	--	3.9017%	4.3245%	6.8867%	--	--	--	1.9675
79035	West Lafayette-WLSC-B-C	2.2079	--	3.9017%	4.1560%	5.6484%	--	--	--	1.9053
79036	Lafayette Sheffield TSC-B	2.3921	--	3.9017%	4.6720%	3.4538%	--	--	--	2.1044
79037	Lafayette Wea TSC-B Annex	2.4023	--	3.9017%	4.6915%	8.6134%	--	--	--	1.9889
79038	Lafayette Perry-TSC	2.3892	--	3.9017%	4.6725%	3.4538%	--	--	--	2.1018
79039	West Lafayette Tippecanoe TSC	2.3248	--	3.9017%	4.1144%	7.1256%	--	--	--	1.9728

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Tippecanoe County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*296,029*	*3,467,041*	*0*	*8,992*	*3,772,061*	*133,511,829*	*2.8%*
TIF Total	*3,963*	*556,085*	*0*	*0*	*560,048*	*18,598,371*	*3.0%*
County Total	*299,992*	*4,023,126*	*0*	*8,992*	*4,332,109*	*152,110,200*	*2.8%*
Tippecanoe County	48,316	554,807	0	1,696	604,819	24,721,511	2.4%
Fairfield Township	393	11,157	0	23	11,574	499,826	2.3%
Jackson Township	0	0	0	0	0	43,325	0.0%
Lauramie Township	0	76	0	1	77	98,963	0.1%
Perry Township	2	0	0	2	3	10,596	0.0%
Randolph Township	0	0	0	3	3	90,579	0.0%
Sheffield Township	0	11	0	3	14	24,645	0.1%
Shelby Township	0	36	0	0	36	50,647	0.1%
Tippecanoe Township	29	152	0	81	263	560,050	0.0%
Union Township	0	0	0	3	3	35,951	0.0%
Wabash Township	261	1,334	0	23	1,618	491,219	0.3%
Washington Township	0	0	0	13	13	72,551	0.0%
Wayne Township	0	0	0	0	0	80,981	0.0%
Wea Township	174	4,450	0	26	4,650	378,816	1.2%
Lafayette Civil City	29,691	867,373	0	1,464	898,528	26,192,192	3.4%
West Lafayette Civil City	76,551	395,123	0	692	472,366	7,910,276	6.0%
Otterbein Civil Town	0	5,006	0	5	5,011	93,567	5.4%
Battle Ground Civil Town	72	1,543	0	4	1,619	220,191	0.7%
Clarks Hill Civil Town	0	2,817	0	0	2,817	64,779	4.3%
Dayton Civil Town	0	861	0	27	889	185,221	0.5%
Shadeland Civil Town	0	0	0	25	25	326,735	0.0%
Benton Community School Corp	0	5,044	0	5	5,049	1,136,565	0.4%
Lafayette School Corp	28,066	780,179	0	1,284	809,529	20,477,827	4.0%
Tippecanoe School Corp	16,755	257,373	0	2,316	276,443	34,511,918	0.8%
West Lafayette Community School Corp	72,848	361,201	0	734	434,782	7,506,333	5.8%
Otterbein Public Library	0	1,049	0	1	1,050	19,610	5.4%
West Lafayette Public Library	12,997	80,031	0	163	93,190	1,454,296	6.4%
Tippecanoe County Public Library	4,118	71,520	0	248	75,887	3,945,479	1.9%
Greater Lafayette Public Transportation	5,349	61,228	0	135	66,712	2,099,054	3.2%
Wildcat Creek Solid Waste Mgt Dist	407	4,671	0	14	5,092	208,126	2.4%
Lafayette Redevelopment Comm	0	0	0	0	0	0	
Tippecanoe County Redevelopment	0	0	0	0	0	0	
West Lafayette Redevelopment Comm	0	0	0	0	0	0	
Shadeland Town Redevelopment Comm	0	0	0	0	0	0	
TIF - 3 Fairfield Twp-TSC-B	0	0	0	0	0	1,745	0.0%
TIF - 4 Lafayette-Fairfield Twp-LSC-B	3,298	160,451	0	0	163,750	6,661,878	2.5%
TIF - 5 Lafayette-Fairfield Twp-TSC-B	0	2,697	0	0	2,697	2,413,079	0.1%
TIF - 9 Perry Township-TSC	0	0	0	0	0	124,834	0.0%
TIF - 12 Sheffield Township-TSC	0	0	0	0	0	62,366	0.0%
TIF - 20 Shadeland Town-TSC	0	0	0	0	0	27,138	0.0%
TIF - 21 Shadeland-TSC-B	0	0	0	0	0	239,446	0.0%
TIF - 22 Wabash Township-TSC	0	0	0	0	0	0	
TIF - 25 West Lafayette City-TSC-B	0	0	0	0	0	0	
TIF - 26 West Lafayette City-WLSC-B	0	218,037	0	0	218,037	3,331,450	6.5%
TIF - 27 Washington Township-TSC	0	0	0	0	0	0	
TIF - 30 Wea Township-TSC	0	0	0	0	0	10,139	0.0%
TIF - 31 Wea Township-TSC-B	0	0	0	0	0	785,636	0.0%
TIF - 32 Lafayette City-Wea Township-LS	24	71,977	0	0	72,001	845,325	8.5%
TIF - 33 Lafayette City-Wea Township-TS	0	14,084	0	0	14,084	823,949	1.7%
TIF - 34 West Lafayette City-TSC-B-C	413	83,078	0	0	83,491	1,471,214	5.7%
TIF - 35 West Lafayette-WLSC-B-C	228	2,731	0	0	2,959	1,213,518	0.2%
TIF - 36 Lafayette Sheffield TSC-B	0	0	0	0	0	343,236	0.0%
TIF - 37 Laf Wea TSC-B Annex	0	2,738	0	0	2,738	220,715	1.2%
TIF - 38 Lafayette Perry-TSC	0	291	0	0	291	22,705	1.3%

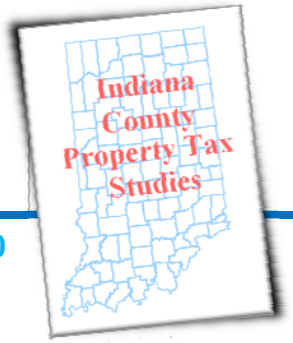
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Tipton County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 0.9% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 30.1% lower than they were in 2007, before the property tax reforms.

88.0% of homeowners saw lower tax bills in 2010 than in 2007.

84.0% of homeowners saw tax changes ranging between +19% and -9% from 2009 to 2010.

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

Comparable Homestead Property Tax Changes in Tipton County

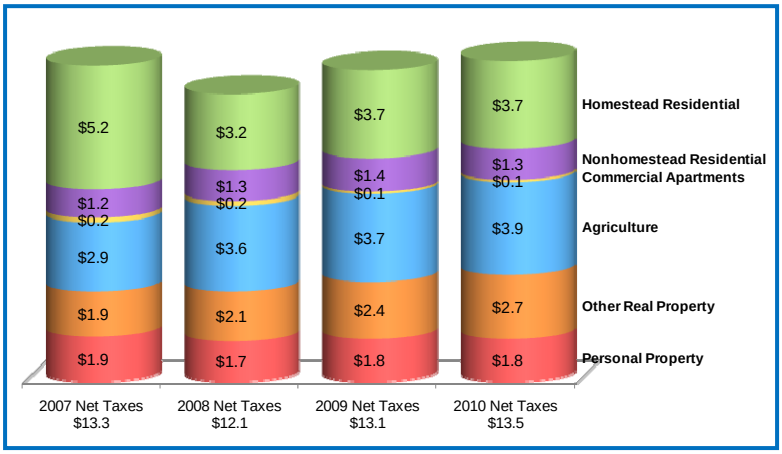
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	1,682	31.3%	611	11.4%
No Change	82	1.5%	32	0.6%
Lower Tax Bill	3,614	67.2%	4,735	88.0%
Average Change in Tax Bill	**-0.9%**		**-30.1%**	
Detailed Change in Tax Bill				
20% or More	75	1.4%	428	8.0%
10% to 19%	1,311	24.4%	34	0.6%
1% to 9%	296	5.5%	149	2.8%
0%	82	1.5%	32	0.6%
-1% to -9%	2,829	52.6%	209	3.9%
-10% to -19%	251	4.7%	457	8.5%
-20% to -29%	104	1.9%	1,409	26.2%
-30% to -39%	320	6.0%	1,463	27.2%
-40% to -49%	24	0.4%	741	13.8%
-50% to -59%	29	0.5%	147	2.7%
-60% to -69%	11	0.2%	76	1.4%
-70% to -79%	12	0.2%	67	1.2%
-80% to -89%	5	0.1%	44	0.8%
-90% to -99%	6	0.1%	41	0.8%
-100%	23	0.4%	81	1.5%
Total	**5,378**	**100.0%**	**5,378**	**100.0%**

Note: Percentages may not total due to rounding.

Tipton County Overview

The decline in homeowner tax bills was slightly smaller than the state average of 2.1%. Property tax levies increased 3.3% in Tipton County in 2010, similar to the state average increase of 2.4%. The largest levy increase was in the Northern Community School Corporation's debt service fund. Tipton County homeowners benefitted less from the one percent property tax cap as homeowners in the average county, primarily because Tipton County home values tend to be lower than the state average.

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



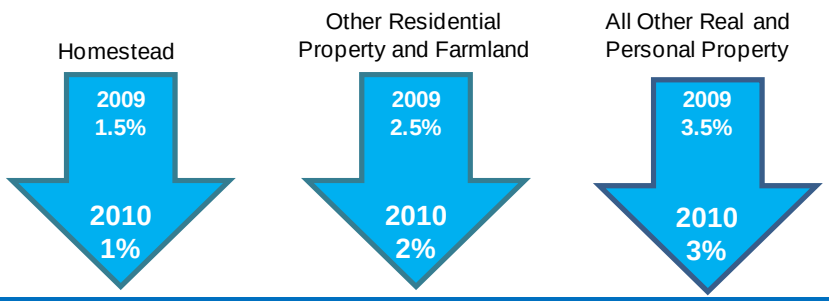
Net tax bills for all taxpayers increased 1.3% in Tipton County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 19.3% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 10.5% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw an 11.9% increase and a 4.0% decrease, respectively, in tax bills in 2010. These changes in tax bills were mainly due to changes in assessed value. Business real property assessments were increased by 30.9%, while business personal property assessments grew by 0.6%. Commercial and

industrial property did not benefit very much from the tightened tax caps, because Tipton County's tax rates were generally not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 4.3% increase in tax payments in 2010 mainly because of the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Tipton County in 2010 amounted to 2.7% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to lower-than-average tax rates in Tipton County and to the county having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. Few commercial or industrial properties in the 3% tax cap category qualified for credits, because the highest Tipton County tax rate barely exceeded $3. Neither Tipton County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Tipton County Total $401,099

1%	2%	3%	Elderly
$46,099	$339,718	$215	$15,068
11.5%	84.7%	0.1%	3.8%

Tipton County, Tipton City, and the Tipton Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, the towns of Windfall and Sharpsville lost the most, at 12.4% and 13.0%, respectively. Losses were greatest for units that overlapped the municipalities in the county, because these tax districts had the highest tax rates.

The Effects of Recession

In Tipton County the recession has had a large effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.7% in December 2007 to 12.9% in July 2009. Despite job losses, local income tax revenue grew by 2.8%.

Tipton County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	620,067,100	617,212,000	-0.5%
Other Residential	51,225,400	50,901,900	-0.6%
Ag Business/Land	252,910,400	260,644,200	3.1%
Business Real/Personal	262,701,890	313,414,770	19.3%
Total	**$1,186,904,790**	**$1,242,172,870**	**4.7%**

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

In Tipton County, the gross assessed value of business real and personal property increased 19.3% in 2010. Most other assessment categories decreased, and total gross assessed value in Tipton County rose 4.7%. This was higher than the state average increase of 0.6%.

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

Tipton County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*18,762,104*	*19,830,120*	*13,912,529*	*14,367,815*	*5.7%*	*-29.8%*	*3.3%*
State Unit	19,404	20,429	0	0	5.3%	-100.0%	
Tipton County	2,975,263	3,419,263	3,045,729	3,121,045	14.9%	-10.9%	2.5%
Cicero Township	235,811	243,664	245,534	248,431	3.3%	0.8%	1.2%
Jefferson Township	48,772	50,915	50,894	51,797	4.4%	0.0%	1.8%
Liberty Township	62,891	65,890	63,999	65,099	4.8%	-2.9%	1.7%
Madison Township	92,354	96,794	101,083	103,038	4.8%	4.4%	1.9%
Prairie Township	12,749	13,359	13,889	14,175	4.8%	4.0%	2.1%
Wildcat Township	114,762	114,702	114,523	118,042	-0.1%	-0.2%	3.1%
Elwood Civil City	12,992	13,683	12,878	12,991	5.3%	-5.9%	0.9%
Tipton Civil City	2,616,485	2,610,040	2,747,794	2,781,448	-0.2%	5.3%	1.2%
Kempton Civil Town	59,170	62,653	63,988	65,627	5.9%	2.1%	2.6%
Sharpsville Civil Town	122,339	129,493	132,718	135,894	5.8%	2.5%	2.4%
Windfall Civil Town	138,360	139,661	153,542	153,015	0.9%	9.9%	-0.3%
Northern Community Schools Tipton County	3,961,945	4,211,101	2,196,965	2,666,154	6.3%	-47.8%	21.4%
Tipton Community School Corp	7,469,802	7,764,292	4,081,127	3,957,072	3.9%	-47.4%	-3.0%
Tipton County Public Library	715,518	766,079	775,564	759,237	7.1%	1.2%	-2.1%
Tipton County Solid Waste Mgt Dist	103,487	108,102	112,302	114,750	4.5%	3.9%	2.2%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
80001	Cicero Township	1.3636	--	4.4792%	--	6.1687%	--	--	--	1.2184
80002	Tipton City	2.8197	--	4.4792%	--	11.6956%	--	--	--	2.3636
80003	Jefferson Township	1.3152	--	4.4792%	--	5.7866%	--	--	--	1.1802
80004	Kempton Town	2.4150	--	4.4792%	--	1.4764%	--	--	--	2.2712
80005	Liberty Township	1.6449	--	4.4792%	--	2.9057%	--	--	--	1.5234
80006	Sharpsville Town	2.7134	--	4.4792%	--	0.4186%	--	--	--	2.5805
80007	Madison Township	1.3718	--	4.4792%	--	5.0564%	--	--	--	1.2410
80008	Elwood City	3.0430	--	4.4792%	--	0.3399%	--	--	--	2.8964
80009	Prairie Township	1.5923	--	4.4792%	--	2.5842%	--	--	--	1.4798
80010	Wildcat Township	1.7605	--	4.4792%	--	24.2806%	--	--	--	1.2542
80011	Windfall Town	2.8724	--	4.4792%	--	1.9612%	--	--	--	2.6874

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Tipton County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type						
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	Circuit Breaker as % of Levy
Non-TIF Total	*46,099*	*339,718*	*215*	*15,068*	*401,099*	*14,367,815*	*2.8%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*335,016*	*0.0%*
County Total	*46,099*	*339,718*	*215*	*15,068*	*401,099*	*14,702,831*	*2.7%*
Tipton County	6,566	48,071	28	2,781	57,445	3,121,045	1.8%
Cicero Township	126	1,006	0	160	1,291	248,431	0.5%
Jefferson Township	19	69	0	18	106	51,797	0.2%
Liberty Township	76	295	0	66	437	65,099	0.7%
Madison Township	11	0	3	52	66	103,038	0.1%
Prairie Township	0	0	0	11	11	14,175	0.1%
Wildcat Township	82	1,339	0	73	1,493	118,042	1.3%
Elwood Civil City	508	0	124	0	633	12,991	4.9%
Tipton Civil City	17,851	142,833	0	4,482	165,166	2,781,448	5.9%
Kempton Civil Town	824	3,028	0	196	4,049	65,627	6.2%
Sharpsville Civil Town	3,576	13,804	0	271	17,651	135,894	13.0%
Windfall Civil Town	1,071	17,588	0	271	18,930	153,015	12.4%
Northern Community Schools Tipton County	4,366	28,746	0	2,392	35,504	2,666,154	1.3%
Tipton Community School Corp	9,185	69,478	52	3,514	82,230	3,957,072	2.1%
Tipton County Public Library	1,597	11,694	7	677	13,974	759,237	1.8%
Tipton County Solid Waste Mgt Dist	241	1,767	1	102	2,112	114,750	1.8%
TIF - Cicero Township	0	0	0	0	0	335,016	0.0%

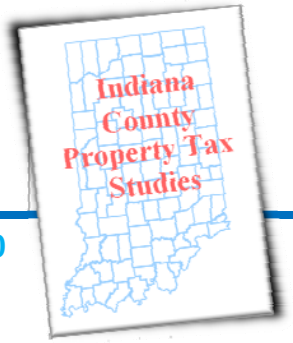
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Union County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 4.1% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 23.8% lower than they were in 2007, before the property tax reforms.

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

85.2% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 10% and 29% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in Union County

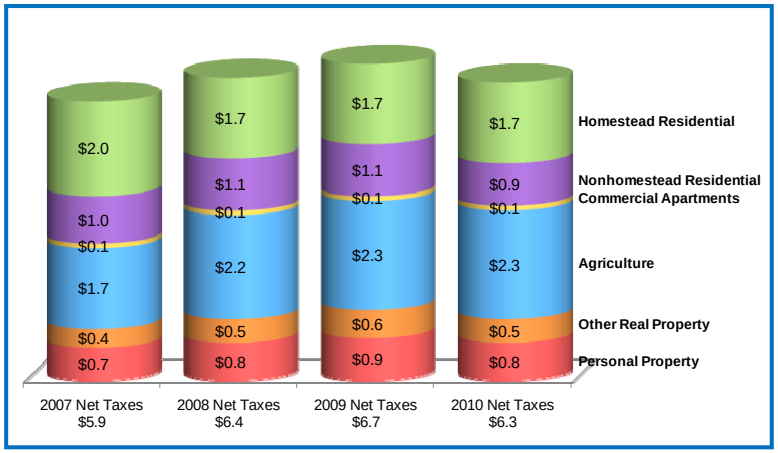
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	814	44.5%	73	4.0%
No Change	44	2.4%	8	0.4%
Lower Tax Bill	973	53.1%	1,750	95.6%
Average Change in Tax Bill	**-4.1%**		**-23.8%**	
Detailed Change in Tax Bill				
20% or More	57	3.1%	38	2.1%
10% to 19%	59	3.2%	16	0.9%
1% to 9%	698	38.1%	19	1.0%
0%	44	2.4%	8	0.4%
-1% to -9%	819	44.7%	98	5.4%
-10% to -19%	81	4.4%	379	20.7%
-20% to -29%	31	1.7%	723	39.5%
-30% to -39%	16	0.9%	267	14.6%
-40% to -49%	8	0.4%	131	7.2%
-50% to -59%	4	0.2%	31	1.7%
-60% to -69%	3	0.2%	31	1.7%
-70% to -79%	4	0.2%	30	1.6%
-80% to -89%	0	0.0%	15	0.8%
-90% to -99%	1	0.1%	10	0.5%
-100%	6	0.3%	35	1.9%
Total	**1,831**	**100.0%**	**1,831**	**100.0%**

Note: Percentages may not total due to rounding.

Union County Overview

The decline in homeowner tax bills was larger than the state average decline of 2.1%, mainly because local government levies declined. Property tax levies decreased 2.0% in Union County in 2010, compared to the state average increase of 2.4%. The largest decline was in the Union County School Corporation's debt service funds. Union County homeowners benefitted somewhat less from the one percent property tax cap than did homeowners in the average county, primarily because Union County home values tend to be lower than the state average. Union County does not provide local homestead credits.

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



Net tax bills for all taxpayers decreased 4.7% in Union County from 2009 to 2010. This was greater than the statewide reduction of 1.4%. In 2010 apartment owners saw an 11.4% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 13.4% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 7.7% and 7.6% decrease, respectively, in tax bills in 2010. This was partly because of a decline in assessed value and because of the tightening of the tax caps from 3.5% to 3%.

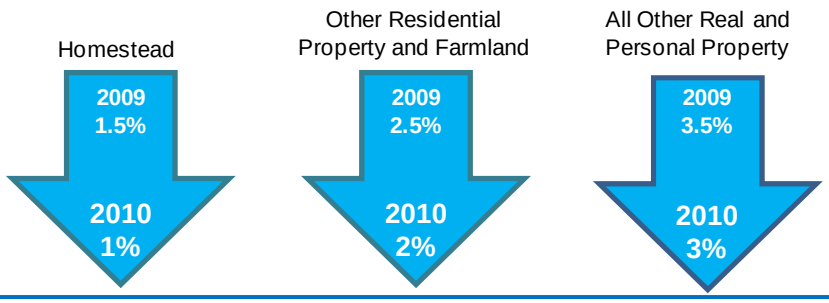
Despite the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre, agricultural business property saw only a 0.4% increase in tax payments in 2010 because total agricultural assessments grew by only 1.3% and there was a slight decrease in most district tax rates.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Union County in 2010 amounted to 5.3% of the total property tax levy. The statewide average was 6.3%. The slightly smaller percentage loss in the county was partly due to lower homestead circuit breakers caused by lower-than-average home values in Union County. Thirty-six percent of the assessed value of residential property subject to the 2% cap is located where tax rates exceed $2. This property received circuit breaker credits. Twenty-five percent of the assessed value of business property subject to the 3% cap is located where tax rates exceed $3. This property also received circuit breaker credits. Union County home values were not high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Union County Total $353,189

1%	2%	3%	Elderly
$53,562	$233,179	$65,590	$858
15.2%	66.0%	18.6%	0.2%

Union County, the town of Liberty, and the Union County School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Liberty lost the most, at 22.3%. Losses were greatest for units that overlapped the town of Liberty, because its tax district had the highest tax rate.

The Effects of Recession

In Union County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.1% in December 2007 to 9.9% in July 2009. Job losses and income declines contributed to a 4.2% drop in local income tax revenue. Because part of this revenue is used for property tax levy relief, property tax levies were nudged up by the income loss.

Union County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	229,513,810	223,006,510	-2.8%
Other Residential	45,438,800	45,435,700	0.0%
Ag Business/Land	112,125,500	113,503,200	1.2%
Business Real/Personal	71,273,005	67,577,570	-5.2%
Total	**$458,351,115**	**$449,522,980**	**-1.9%**

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

In Union County, the gross assessed value of business real and personal property decreased 5.2% in 2010. Agricultural business AV grew by 1.2%, homestead AV declined by 2.8% and other residential AV experienced no significant change. Total gross assessed value in Union County decreased 1.9%. This was lower than the state average increase of 0.6%.

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

Union County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*7,908,601*	*9,057,896*	*6,827,796*	*6,691,291*	*14.5%*	*-24.6%*	*-2.0%*
State Unit	7,842	8,431	0	0	7.5%	-100.0%	
Union County	2,080,729	1,871,357	1,520,665	1,579,887	-10.1%	-18.7%	3.9%
Brownsville Township	13,613	14,801	15,621	16,196	8.7%	5.5%	3.7%
Center Township	22,880	24,142	25,570	26,480	5.5%	5.9%	3.6%
Harmony Township	16,145	16,111	17,917	18,806	-0.2%	11.2%	5.0%
Harrison Township	15,375	16,074	16,865	17,447	4.5%	4.9%	3.5%
Liberty Township	17,991	18,830	19,236	21,153	4.7%	2.2%	10.0%
Union Township	12,991	13,885	14,595	15,146	6.9%	5.1%	3.8%
Liberty Civil Town	514,116	559,885	575,420	606,383	8.9%	2.8%	5.4%
West College Corner Civil Town	62,276	75,818	76,796	80,677	21.7%	1.3%	5.1%
Union County School Corp	4,789,795	6,051,433	4,151,733	3,902,337	26.3%	-31.4%	-6.0%
Union County Public Library	354,848	387,129	393,378	406,779	9.1%	1.6%	3.4%
W. U. R. Solid Waste Mgt Dist	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
81001	Brownsville Township	1.9828	--	4.6011%	--	--	--	--	--	1.8916
81002	Center Township	1.9715	--	4.6011%	--	--	--	--	--	1.8808
81003	Liberty Town	3.4515	--	4.6011%	--	--	--	--	--	3.2927
81004	Harmony Township	1.9857	--	4.6011%	--	--	--	--	--	1.8943
81005	Harrison Township	1.9782	--	4.6011%	--	--	--	--	--	1.8872
81006	Liberty Township	1.9900	--	4.6011%	--	--	--	--	--	1.8984
81007	Union Township	1.9611	--	4.6011%	--	--	--	--	--	1.8709
81008	West College Corner Town	2.6619	--	4.6011%	--	--	--	--	--	2.5394

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Union County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*53,562*	*233,179*	*65,590*	*858*	*353,189*	*6,691,291*	*5.3%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*53,562*	*233,179*	*65,590*	*858*	*353,189*	*6,691,291*	*5.3%*
Union County	8,711	36,700	9,853	147	55,411	1,579,887	3.5%
Brownsville Township	21	0	0	0	21	16,196	0.1%
Center Township	87	363	122	1	573	26,480	2.2%
Harmony Township	22	0	0	0	22	18,806	0.1%
Harrison Township	16	0	0	1	17	17,447	0.1%
Liberty Township	6	0	0	3	10	21,153	0.0%
Union Township	47	166	0	0	213	15,146	1.4%
Liberty Civil Town	20,611	85,750	28,741	302	135,404	606,383	22.3%
West College Corner Civil Town	282	10,103	0	0	10,385	80,677	12.9%
Union County School Corp	21,516	90,649	24,338	364	136,866	3,902,337	3.5%
Union County Public Library	2,243	9,449	2,537	38	14,267	406,779	3.5%
W. U. R. Solid Waste Mgt Dist	0	0	0	0	0	0	

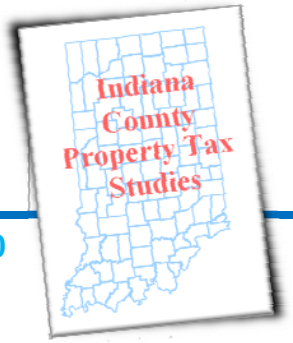
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Vanderburgh County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Vanderburgh County

The average homeowner saw a 1.6% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 30.2% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	19,936	47.0%	1,654	3.9%
No Change	1,353	3.2%	337	0.8%
Lower Tax Bill	21,148	49.8%	40,446	95.3%
Average Change in Tax Bill	**-1.6%**		**-30.2%**	
Detailed Change in Tax Bill				
20% or More	1,335	3.1%	821	1.9%
10% to 19%	1,472	3.5%	296	0.7%
1% to 9%	17,129	40.4%	537	1.3%
0%	1,353	3.2%	337	0.8%
-1% to -9%	15,000	35.3%	1,379	3.2%
-10% to -19%	3,986	9.4%	3,184	7.5%
-20% to -29%	1,024	2.4%	12,141	28.6%
-30% to -39%	409	1.0%	11,047	26.0%
-40% to -49%	204	0.5%	6,951	16.4%
-50% to -59%	140	0.3%	1,917	4.5%
-60% to -69%	74	0.2%	967	2.3%
-70% to -79%	62	0.1%	784	1.8%
-80% to -89%	38	0.1%	572	1.3%
-90% to -99%	29	0.1%	356	0.8%
-100%	182	0.4%	1,148	2.7%
Total	**42,437**	**100.0%**	**42,437**	**100.0%**

95.3% of homeowners saw lower tax bills in 2010 than in 2007.

78.9% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

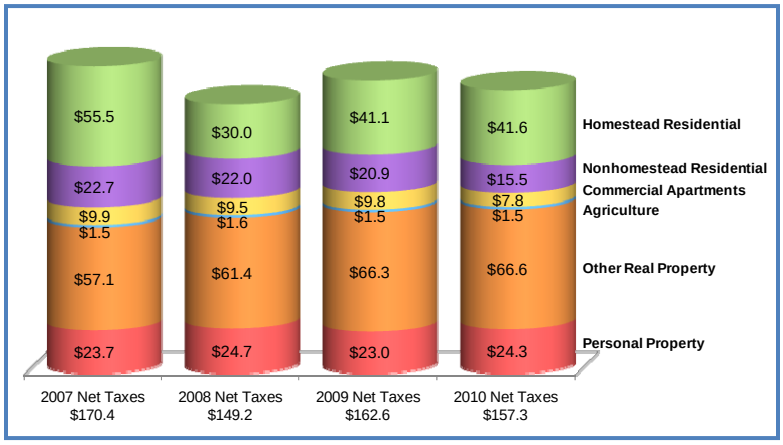
The largest percentage of homeowners have seen between a 20% and 39% decrease in their tax bills from 2007 to 2010.

Note: Percentages may not total due to rounding.

Vanderburgh County Overview

The decline in homeowner tax bills was similar to the state average of 2.1%. Property tax levies increased 2.0% in Vanderburgh County in 2010, near the state average increase of 2.4%. Increases in the in the county general fund levy and Evansville general and park fund levies were partly offset by decreases in the county cumulative airport building levy, the city redevelopment bond levy, and the Evansville-Vanderburgh School Corporation debt service and capital projects levies. Vanderburgh County homeowners benefitted somewhat less from the one percent property tax cap than did homeowners in the average county, primarily because Vanderburgh tax rates tend to be lower than the state average.

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



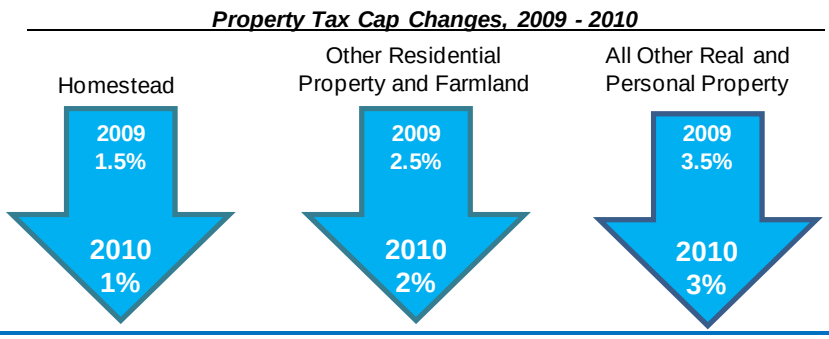
Net tax bills for all taxpayers decreased 3.1% in Vanderburgh County from 2009 to 2010. This was greater than the statewide reduction of 1.4%. In 2010 apartment owners saw a 20.3% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 25.5% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 0.5% and 5.6% increase, respectively, in tax bills in 2010. These changes in tax bills were mainly due to changes in assessed value. After deductions and exemptions, business real property net assessed value grew by

1.9%, while personal property net assessed value grew by 4.9%. Commercial and industrial property did not benefit from the tightened tax caps, because Vanderburgh County's tax rates were not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 2.1% increase in tax payments in 2010 because of the Vanderburgh County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Vanderburgh County in 2010 amounted to 3.7% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to lower-than-average tax rates in Vanderburgh County. Most residential property located in Evansville that was subject to the 2% cap received credits because the tax rate was over $2 in the entire city except for the newly annexed areas. No commercial or industrial properties in the 3% tax cap category qualified for credits, because all Vanderburgh County tax rates were under $3. Vanderburgh County tax rates were not high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Vanderburgh County Total $6,239,348

1%	2%	3%	Elderly
$988,880	$5,227,679	$0	$22,789
15.9%	83.8%	0.0%	0.4%

Vanderburgh County, Evansville City, and the Evansville-Vanderburgh School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, Evansville City and Pigeon Township lost the most, at 4.9% and 4.8%, respectively. Losses were greatest for units that overlapped Evansville City, because its tax districts had the highest tax rates.

The Effects of Recession

In Vanderburgh County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.4% in December 2007 to 8.1% in July 2009. Job losses and income declines contributed to a 2.1% drop in local income tax revenue.

Vanderburgh County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	6,170,812,440	6,138,811,600	-0.5%
Other Residential	1,093,191,400	1,051,531,800	-3.8%
Ag Business/Land	96,164,700	96,929,110	0.8%
Business Real/Personal	5,221,276,260	5,311,083,815	1.7%
Total	**$12,581,444,800**	**$12,598,356,325**	**0.1%**

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

In Vanderburgh County, the gross assessed value of business real and personal property increased 1.7% in 2010. Most other assessment categories decreased, and total gross assessed value in Vanderburgh County rose 0.1%. This was lower than the state average increase of 0.6%.

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

Vanderburgh County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*224,338,903*	*222,695,334*	*152,738,507*	*155,863,770*	*-0.7%*	*-31.4%*	*2.0%*
State Unit	195,594	197,032	0	0	0.7%	-100.0%	
Vanderburgh County	54,359,053	52,905,397	42,607,632	42,705,187	-2.7%	-19.5%	0.2%
Armstrong Township	59,207	61,381	63,803	65,774	3.7%	3.9%	3.1%
Center Township	809,835	884,913	782,916	819,895	9.3%	-11.5%	4.7%
German Township	167,766	171,809	237,987	167,365	2.4%	38.5%	-29.7%
Perry Township	385,005	394,865	390,729	399,338	2.6%	-1.0%	2.2%
Knight Township	496,128	440,559	478,717	451,055	-11.2%	8.7%	-5.8%
Pigeon Township	1,000,677	1,099,177	1,144,035	828,956	9.8%	4.1%	-27.5%
Scott Township	554,322	512,901	548,685	752,424	-7.5%	7.0%	37.1%
Union Township	27,887	29,389	59,508	58,934	5.4%	102.5%	-1.0%
Evansville Civil City	57,059,298	57,444,952	53,900,854	57,565,622	0.7%	-6.2%	6.8%
Darmstadt Civil Town	90,474	94,858	129,525	134,886	4.8%	36.5%	4.1%
Evansville-Vanderburgh School Corp	96,868,244	95,971,175	38,977,305	38,419,976	-0.9%	-59.4%	-1.4%
Evansville-Vanderburgh County Public Library	10,855,502	11,066,651	11,549,090	11,817,212	1.9%	4.4%	2.3%
Vanderburgh County Solid Waste Mgt Dist	0	0	0	0			
Evansville Levee Authority	1,409,911	1,420,275	1,867,721	1,677,146	0.7%	31.5%	-10.2%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
82017	Armstrong Township	1.5557	--	3.9279%	6.8008%	--	--	--	--	1.3888
82018	Darmstadt Town-Armstrong Twp	1.6785	--	3.9279%	7.1112%	--	--	--	--	1.4932
82019	Center Township	1.5431	--	3.9279%	6.8656%	--	--	--	--	1.3765
82020	Evansville City-Center Township	2.5537	--	3.9279%	8.3626%	--	--	--	--	2.2398
82021	Darmstadt Town Center Township	1.7011	--	3.9279%	7.0851%	--	--	--	--	1.5138
82022	German Township	1.5384	--	3.9279%	6.9303%	--	--	--	--	1.3714
82023	Darmstadt Town-German Township	1.6899	--	3.9279%	7.0989%	--	--	--	--	1.5036
82024	Perry Township	1.5453	--	3.9279%	7.0059%	--	--	--	--	1.3763
82025	Evansville City-Perry Township	2.5546	--	3.9279%	8.4105%	--	--	--	--	2.2394
82026	Knight Township	1.5514	--	3.9279%	6.8676%	--	--	--	--	1.3839
82027	Evansville City-Knight Township	2.5439	--	3.9279%	8.3804%	--	--	--	--	2.2308
82028	Pigeon Township	1.7397	--	3.9279%	7.5502%	--	--	--	--	1.5400
82029	Evansville City-Pigeon Township	2.5991	--	3.9279%	8.4554%	--	--	--	--	2.2772
82030	Scott Township	1.6385	--	3.9279%	6.6424%	--	--	--	--	1.4653
82031	Darmstadt Town-Scott Township	1.6933	--	3.9279%	7.0508%	--	--	--	--	1.5074
82032	Union Township - Real	1.6206	--	3.9279%	6.5268%	--	--	--	--	1.4512
82033	Union Township - Personal	1.7456	--	3.9279%	--	--	--	--	--	1.6770
82034	Evansville City - Knight Twp Phase In Annexation	1.7493	--	3.9279%	8.3804%	--	--	--	--	1.5340
82035	Evansville City - Pigeon Twp Phase In Annexation	1.8045	--	3.9279%	8.4559%	--	--	--	--	1.5810
82036	Evansville City - Knight Twp (TIF Memo Only)	1.0593	--	3.9279%	10.3918%	--	--	--	--	0.9076

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Vanderburgh County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*979,694*	*5,181,257*	*0*	*22,789*	*6,183,741*	*156,754,973*	*3.9%*
TIF Total	*9,185*	*46,422*	*0*	*0*	*55,607*	*13,735,383*	*0.4%*
County Total	*988,880*	*5,227,679*	*0*	*22,789*	*6,239,348*	*170,490,356*	*3.7%*
Vanderburgh County	234,195	1,227,287	0	6,073	1,467,554	42,705,187	3.4%
Armstrong Township	0	0	0	22	22	65,774	0.0%
Center Township	1,616	4,856	0	85	6,557	819,895	0.8%
German Township	49	0	0	15	64	167,365	0.0%
Perry Township	181	4,198	0	40	4,418	399,338	1.1%
Knight Township	3,792	13,618	0	104	17,514	451,055	3.9%
Pigeon Township	1,088	38,451	0	109	39,648	828,956	4.8%
Scott Township	0	0	0	39	39	752,424	0.0%
Union Township	0	0	0	0	0	58,934	0.0%
Evansville Civil City	448,322	2,370,623	0	8,773	2,827,718	57,565,622	4.9%
Darmstadt Civil Town	0	0	0	14	14	134,886	0.0%
Evansville-Vanderburgh School Corp	211,326	1,107,532	0	5,468	1,324,325	38,419,976	3.4%
Evansville-Vanderburgh County Public Library	64,999	340,654	0	1,682	407,336	11,817,212	3.4%
Vanderburgh County Solid Waste Mgt Dist	0	0	0	0	0	0	
Evansville Levee Authority	9,225	48,347	0	239	57,811	1,677,146	3.4%
Evansville-Vanderburgh Airport Authority	4,902	25,691	0	127	30,719	891,203	3.4%
TIF - Center Township	234	0	0	0	234	15,088	1.5%
TIF - Evansville City Center Township	0	0	0	0	0	0	
TIF - German Township	0	0	0	0	0	776	0.0%
TIF - Perry Township	0	0	0	0	0	0	0.0%
TIF - Knight Township	0	0	0	0	0	1,621,999	0.0%
TIF - Evansville City Knight Township	0	0	0	0	0	0	
TIF - Evansville City Pigeon Township	8,951	46,422	0	0	55,373	7,303,015	0.8%
TIF - Scott Township	0	0	0	0	0	668,440	0.0%
TIF - Evansville City Knight Twp Phase In Annexation	0	0	0	0	0	4,126,064	0.0%

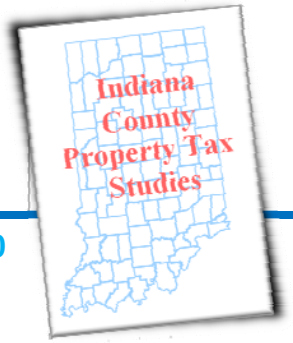
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Vermillion County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

The average homeowner saw a 5.1% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 40.3% lower than they were in 2007, before the property tax reforms.

96.6% of homeowners saw lower tax bills in 2010 than in 2007.

71.2% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in Vermillion County

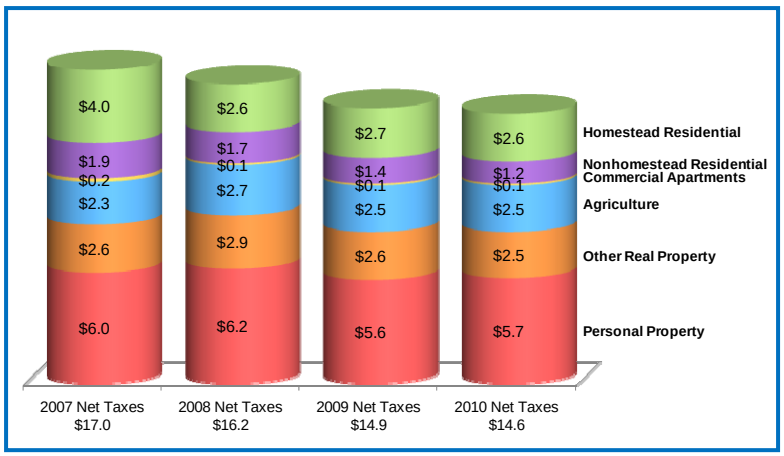
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	2,457	54.4%	79	1.8%
No Change	247	5.5%	74	1.6%
Lower Tax Bill	1,810	40.1%	4,361	96.6%
Average Change in Tax Bill	**-5.1%**		**-40.3%**	
Detailed Change in Tax Bill				
20% or More	138	3.1%	39	0.9%
10% to 19%	444	9.8%	15	0.3%
1% to 9%	1,875	41.5%	25	0.6%
0%	247	5.5%	74	1.6%
-1% to -9%	1,093	24.2%	58	1.3%
-10% to -19%	220	4.9%	155	3.4%
-20% to -29%	132	2.9%	582	12.9%
-30% to -39%	88	1.9%	1,054	23.3%
-40% to -49%	94	2.1%	1,016	22.5%
-50% to -59%	51	1.1%	648	14.4%
-60% to -69%	46	1.0%	340	7.5%
-70% to -79%	31	0.7%	178	3.9%
-80% to -89%	17	0.4%	110	2.4%
-90% to -99%	8	0.2%	57	1.3%
-100%	30	0.7%	163	3.6%
Total	**4,514**	**100.0%**	**4,514**	**100.0%**

Note: Percentages may not total due to rounding.

Vermillion County Overview

The decline in homeowner tax bills was similar to the state average of 2.1%. Property tax levies increased 0.6% in Vermillion County in 2010, less than the state average increase of 2.4%. An increase in the North Vermillion School Corporation capital projects levy was offset by decreases in all of the South Vermillion School Corporation levies. Vermillion County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Vermillion home values tend to be lower than the state average. Vermillion County does not provide local homestead credits.

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



Net tax bills for all taxpayers decreased 1.6% in Vermillion County from 2009 to 2010. This was lower than the statewide reduction of 1.4%. In 2010 apartment owners saw an 11.9% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 15.8% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 2.4% decrease and a 3.2% increase, respectively, in tax bills in 2010. These changes in tax bills were mainly due to changes in assessed value and to a small extent, the tightening of the tax caps from 3.5% to 3%. After

deductions and exemptions, business real property net assessed value grew by 1.1%, while personal property net assessed value grew by 4.1%.

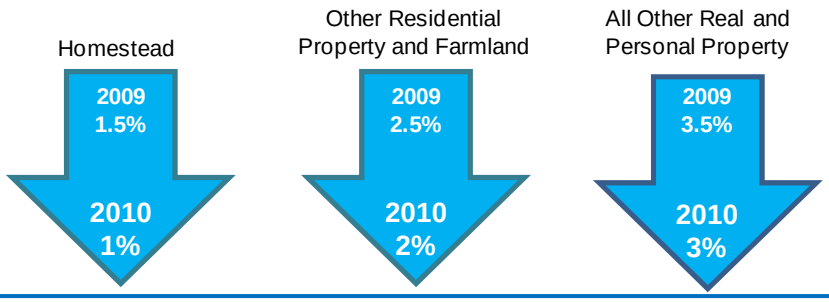
Despite the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre, agricultural business property saw only a 0.7% increase in tax payments in 2010 because of a decline in some Vermillion County tax rates and because of the tightening of the tax caps from 2.5% to 2% for farmland.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Vermillion County in 2010 amounted to 3.9% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to lower-than-average tax rates in Vermillion County and to the county having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. Few commercial or industrial properties in the 3% tax cap category qualified for credits, because the highest Vermillion County tax rate barely exceeded $3. Vermillion County home values were not high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Vermillion County Total $593,225

1%	2%	3%	Elderly
$54,038	$479,571	$59,615	$0
9.1%	80.8%	10.1%	0.0%

Vermillion County, Clinton City, and the South Vermillion Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, Clinton City lost the most, at 16%. Losses were greatest for units that overlapped Clinton City because its tax district had the highest tax rate.

The Effects of Recession

In Vermillion County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.2% in December 2007 to 10.9% in July 2009. Despite job losses, local income tax revenue grew by 3.1%.

Vermillion County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	399,110,600	394,812,350	-1.1%
Other Residential	61,350,600	62,120,200	1.3%
Ag Business/Land	138,636,300	142,822,600	3.0%
Business Real/Personal	511,026,154	507,008,451	-0.8%
Total	**$1,110,123,654**	**$1,106,763,601**	**-0.3%**

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

In Vermillion County, the gross assessed value of business real and personal property fell 0.8% in 2010. Most other assessment categories increased, and total gross assessed value in Vermillion County fell 0.3%. This was lower than the state average increase of 0.6%.

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

Vermillion County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*21,626,801*	*21,799,168*	*15,087,193*	*15,173,321*	*0.8%*	*-30.8%*	*0.6%*
State Unit	18,536	19,643	0	0	6.0%	-100.0%	
Vermillion County	5,797,853	6,264,342	5,789,070	5,979,106	8.0%	-7.6%	3.3%
Clinton Township	236,783	224,459	210,999	217,986	-5.2%	-6.0%	3.3%
Eugene Township	83,184	87,995	95,290	98,463	5.8%	8.3%	3.3%
Helt Township	223,276	231,217	240,513	240,113	3.6%	4.0%	-0.2%
Highland Township	55,714	56,274	59,039	60,979	1.0%	4.9%	3.3%
Vermillion Township	59,525	47,762	67,869	70,385	-19.8%	42.1%	3.7%
Clinton Civil City	815,554	865,996	764,693	844,595	6.2%	-11.7%	10.4%
Cayuga Civil Town	170,569	176,872	183,211	190,154	3.7%	3.6%	3.8%
Dana Civil Town	73,059	73,418	77,868	80,827	0.5%	6.1%	3.8%
Fairview Park Civil Town	81,963	84,549	80,685	85,453	3.2%	-4.6%	5.9%
Newport Civil Town	25,901	26,433	24,884	27,095	2.1%	-5.9%	8.9%
Perrysville Civil Town	29,030	30,079	30,301	31,724	3.6%	0.7%	4.7%
Universal Civil Town	6,801	6,685	7,487	6,967	-1.7%	12.0%	-6.9%
North Vermillion Community School Corp	4,687,351	4,748,637	1,698,374	2,025,917	1.3%	-64.2%	19.3%
South Vermillion Community School Corp	8,386,404	7,965,460	4,836,583	4,364,938	-5.0%	-39.3%	-9.8%
Clinton Public Library	478,714	491,882	508,955	510,388	2.8%	3.5%	0.3%
Vermillion County Public Library	396,584	397,465	411,372	338,231	0.2%	3.5%	-17.8%
Vermillion County Solid Waste Mgt Dist	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
83001	Clinton Township	2.2096	--	4.9033%	--	--	--	--	--	2.1013
83002	Clinton Civil City	3.1966	--	4.9033%	--	--	--	--	--	3.0399
83003	Fairview Park Civil Town	2.4886	--	4.9033%	--	--	--	--	--	2.3666
83004	Universal Civil Town	2.3495	--	4.9033%	--	--	--	--	--	2.2343
83005	Eugene Township	1.4817	--	4.9033%	--	--	--	--	--	1.4090
83006	Cayuga Civil Town	2.6060	--	4.9033%	--	--	--	--	--	2.4782
83007	Helt Township	1.9415	--	4.9033%	--	--	--	--	--	1.8463
83008	Dana Civil Town	2.8092	--	4.9033%	--	--	--	--	--	2.6715
83009	Highland Township	1.5190	--	4.9033%	--	--	--	--	--	1.4445
83010	Perrysville Civil Town	2.1097	--	4.9033%	--	--	--	--	--	2.0063
83011	Vermillion Township	1.5343	--	4.9033%	--	--	--	--	--	1.4591
83012	Newport Civil Town	2.1324	--	4.9033%	--	--	--	--	--	2.0278

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Vermillion County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*54,038*	*479,571*	*59,615*	*0*	*593,225*	*15,173,321*	*3.9%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*103,341*	*0.0%*
County Total	*54,038*	*479,571*	*59,615*	*0*	*593,225*	*15,276,662*	*3.9%*
Vermillion County	15,405	129,192	14,442	0	159,039	5,979,106	2.7%
Clinton Township	2,196	13,643	1,442	0	17,280	217,986	7.9%
Eugene Township	8	258	0	0	266	98,463	0.3%
Helt Township	17	419	0	0	436	240,113	0.2%
Highland Township	0	32	0	0	32	60,979	0.1%
Vermillion Township	0	85	0	0	85	70,385	0.1%
Clinton Civil City	10,243	105,008	19,948	0	135,198	844,595	16.0%
Cayuga Civil Town	334	11,060	0	0	11,394	190,154	6.0%
Dana Civil Town	288	7,112	0	0	7,400	80,827	9.2%
Fairview Park Civil Town	425	7,007	0	0	7,431	85,453	8.7%
Newport Civil Town	0	637	0	0	637	27,095	2.4%
Perrysville Civil Town	0	688	0	0	688	31,724	2.2%
Universal Civil Town	0	559	0	0	559	6,967	8.0%
North Vermillion Community School Corp	174	6,998	0	0	7,171	2,025,917	0.4%
South Vermillion Community School Corp	19,759	156,357	18,799	0	194,915	4,364,938	4.5%
Clinton Public Library	5,155	39,384	4,985	0	49,524	510,388	9.7%
Vermillion County Public Library	35	1,134	0	0	1,170	338,231	0.3%
Vermillion County Solid Waste Mgt Dist	0	0	0	0	0	0	
TIF - Clinton Industrial Park	0	0	0	0	0	103,341	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.

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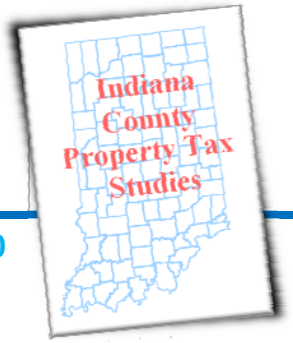

Legislative Services Agency **July 2010**

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The average homeowner saw an 8.4% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 26.8% lower than they were in 2007, before the property tax reforms.

Comparable Homestead Property Tax Changes in Vigo County

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	11,211	46.6%	2,074	8.6%
No Change	1,557	6.5%	385	1.6%
Lower Tax Bill	11,289	46.9%	21,598	89.8%
Average Change in Tax Bill	**-8.4%**		**-26.8%**	
Detailed Change in Tax Bill				
20% or More	1,367	5.7%	681	2.8%
10% to 19%	1,129	4.7%	405	1.7%
1% to 9%	8,715	36.2%	988	4.1%
0%	1,557	6.5%	385	1.6%
-1% to -9%	6,135	25.5%	1,951	8.1%
-10% to -19%	2,390	9.9%	3,951	16.4%
-20% to -29%	1,162	4.8%	5,178	21.5%
-30% to -39%	1,191	5.0%	4,476	18.6%
-40% to -49%	100	0.4%	2,583	10.7%
-50% to -59%	59	0.2%	921	3.8%
-60% to -69%	42	0.2%	425	1.8%
-70% to -79%	36	0.1%	353	1.5%
-80% to -89%	31	0.1%	352	1.5%
-90% to -99%	14	0.1%	239	1.0%
-100%	129	0.5%	1,169	4.9%
Total	**24,057**	**100.0%**	**24,057**	**100.0%**

Note: Percentages may not total due to rounding.

89.8% of homeowners saw lower tax bills in 2010 than in 2007.

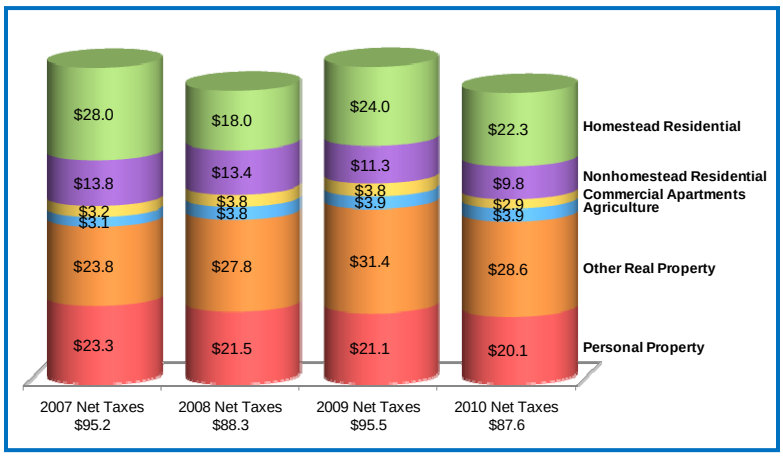
68.2% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

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

Vigo County Overview

The larger-than-average decline in homeowner tax bills was due mainly to the caps on homeowner property taxes. Vigo County homeowners benefitted more from the one percent property tax cap than did homeowners in the average county, primarily because Vigo County tax rates tend to be higher than the state average. Property tax levies increased 0.7% in Vigo County in 2010, less than the state average increase of 2.4%. The largest levy increase was in the Terre Haute City general fund. This increase was mostly offset by declines in the city's road maintenance and transportation funds and by a decline in the Vigo County School Corporation's general fund. Vigo County does not provide local homestead credits.

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



Net tax bills for all taxpayers decreased 8.1% in Vigo County from 2009 to 2010. This was lower than the statewide reduction of 1.4%. In 2010 apartment owners saw a 24.4% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 13.0% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw an 8.9% and 4.4% decrease, respectively, in tax bills in 2010. This was mainly because of the tightening of the tax caps from 3.5% to 3%.

Despite the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre, agricultural business property saw only a 1.4% increase in tax payments in 2010 because of a decline in most Vigo County tax rates and because of the tightening of the tax caps from 2.5% to 2% for farmland.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010

Tax Cap Credits

Tax cap credits in Vigo County in 2010 amounted to 14.6% of the total property tax levy. The statewide average was 6.3%. The greater percentage loss in the county was mostly due to higher-than-average tax rates in Vigo County. Tax rates in 13 of 25 total taxing districts exceeded $2, so a large amount of housing in the 2% cap category was eligible for credits. The districts with $2-plus tax rates included 5 of 16 rural taxing districts, indicating that farmland also qualified for tax cap credits in part of the county. Commercial and industrial properties in the 3% tax cap category qualified for credits in some portions of the county because the tax rates in 6 taxing districts exceeded $3. The higher-than-average tax rates resulted in circuit breaker credits for 17% of homesteads in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Vigo County Total $15,064,227

1%	2%	3%	Elderly
$3,141,438	$6,024,944	$5,750,218	$147,627
20.9%	40.0%	38.2%	1.0%

Vigo County, Terre Haute City, and the Vigo County School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, Terre Haute City and Harrison Township lost the most, at about 22% each. Losses were greatest for taxing units that overlapped Terre Haute City because its tax districts had the highest tax rates. In addition, two TIF districts located in Terre Haute had circuit breaker losses exceeding 20% of TIF proceeds.

The Effects of Recession

In Vigo County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.0% in December 2007 to 10.1% in July 2009. Job losses and income declines contributed to a 1.2% drop in local income tax revenue. Because part of this revenue is used for property tax levy relief, property tax levies were nudged up by the income loss.

Vigo County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	2,850,439,830	2,875,026,630	0.9%
Other Residential	558,252,300	542,605,700	-2.8%
Ag Business/Land	205,116,480	211,780,700	3.2%
Business Real/Personal	2,520,096,540	2,618,961,255	3.9%
Total	**$6,133,905,150**	**$6,248,374,285**	**1.9%**

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

In Vigo County, the gross assessed value of business real and personal property rose 3.9% in 2010. Most other assessment categories also increased, and total gross assessed value in Vigo County rose 1.9%. This was higher than the state average increase of 0.6%.

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

Vigo County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*122,885,843*	*127,368,502*	*98,329,769*	*99,042,059*	*3.6%*	*-22.8%*	*0.7%*
State Unit	94,815	96,410	0	0	1.7%	-100.0%	
Vigo County	29,507,336	27,645,613	25,349,846	25,406,883	-6.3%	-8.3%	0.2%
Fayette Township	68,214	80,600	81,252	85,613	18.2%	0.8%	5.4%
Harrison Township	551,125	567,449	595,999	617,595	3.0%	5.0%	3.6%
Honey Creek Township	32,647	33,285	34,598	35,892	2.0%	3.9%	3.7%
Linton Township	46,627	44,071	50,537	52,532	-5.5%	14.7%	3.9%
Lost Creek Township	88,211	90,279	95,228	98,718	2.3%	5.5%	3.7%
Nevins Township	52,621	55,680	55,849	57,171	5.8%	0.3%	2.4%
Otter Creek Township	211,259	221,038	212,220	217,096	4.6%	-4.0%	2.3%
Pierson Township	60,468	89,036	78,580	67,910	47.2%	-11.7%	-13.6%
Prairie Creek Township	40,926	41,181	14,004	16,371	0.6%	-66.0%	16.9%
Prairieton Township	12,848	13,689	14,320	14,882	6.5%	4.6%	3.9%
Riley Township	21,120	22,143	23,589	24,502	4.8%	6.5%	3.9%
Sugar Creek Township	156,841	189,585	198,799	206,437	20.9%	4.9%	3.8%
Terre Haute Civil City	27,348,936	27,461,719	26,549,975	27,618,996	0.4%	-3.3%	4.0%
Riley Civil Town	15,620	16,564	17,647	18,196	6.0%	6.5%	3.1%
Seelyville Civil Town	46,007	49,255	51,757	53,803	7.1%	5.1%	4.0%
West Terre Haute Civil Town	366,488	423,205	450,109	443,890	15.5%	6.4%	-1.4%
Vigo County School Corp	49,647,702	53,853,106	27,870,570	27,102,357	8.5%	-48.2%	-2.8%
Vigo County Public Library	4,444,471	4,631,705	4,820,393	5,003,457	4.2%	4.1%	3.8%
Terre Haute Sanitary	7,000,751	8,071,997	7,776,807	7,723,942	15.3%	-3.7%	-0.7%
Hulman Field Airport	1,181,241	1,144,871	1,190,837	1,244,551	-3.1%	4.0%	4.5%
Honey Creek Fire Protection	1,247,781	1,517,727	1,787,364	1,816,969	21.6%	17.8%	1.7%
New Goshen Fire Protection Dist	107,763	125,010	124,029	113,116	16.0%	-0.8%	-8.8%
Lost Creek Fire Protection Dist	78,445	87,039	90,710	92,941	11.0%	4.2%	2.5%
Prairieton Fire Protection Dist	57,419	61,487	64,191	201,829	7.1%	4.4%	214.4%
Riley Fire Protection Dist	152,257	264,596	324,888	333,359	73.8%	22.8%	2.6%
Clay-Owen-Vigo Solid Waste Mgt Dist	0	0	0	0			
Sugar Creek Township Fire Dist	245,904	470,162	405,671	373,051	91.2%	-13.7%	-8.0%
Vigo County Redevelopment Comm	0	0	0	0			
Terre Haute Redevelopment Comm	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
84001	Fayette Township	1.6844	--	4.3359%	--	--	--	--	--	1.6114
84002	Terre Haute City-Harrison Twp	3.6216	--	4.3359%	--	--	--	--	--	3.4646
84003	Honey Creek Township	1.8896	--	4.3359%	--	--	--	--	--	1.8077
84004	Honey Creek Township-Sanitary	2.2008	--	4.3359%	--	--	--	--	--	2.1054
84005	Terre Haute City-Honey Creek Twp	3.5773	--	4.3359%	--	--	--	--	--	3.4222
84006	Linton Township	1.7005	--	4.3359%	--	--	--	--	--	1.6268
84007	Lost Creek Township	1.7155	--	4.3359%	--	--	--	--	--	1.6411
84008	Lost Creek Township-Sanitary	2.0267	--	4.3359%	--	--	--	--	--	1.9388
84009	Terre Haute City-Lost Creek Twp	3.6027	--	4.3359%	--	--	--	--	--	3.4465
84010	Seelyville Town	2.3171	--	4.3359%	--	--	--	--	--	2.2166
84011	Nevins Township	1.7301	--	4.3359%	--	--	--	--	--	1.6551
84012	Otter Creek Township	1.6993	--	4.3359%	--	--	--	--	--	1.6256
84013	Otter Creek Township-Sanitary	2.0105	--	4.3359%	--	--	--	--	--	1.9233
84014	Terre Haute City-Otter Creek Twp	3.5868	--	4.3359%	--	--	--	--	--	3.4313
84015	Pierson Township	1.7008	--	4.3359%	--	--	--	--	--	1.6271
84016	Prairie Creek Township	1.9176	--	4.3359%	--	--	--	--	--	1.8345
84017	Prairieton Township	1.9215	--	4.3359%	--	--	--	--	--	1.8382
84018	Riley Township	1.8981	--	4.3359%	--	--	--	--	--	1.8158
84019	Riley Township-Sanitary	2.2093	--	4.3359%	--	--	--	--	--	2.1135
84020	Riley Town	2.2840	--	4.3359%	--	--	--	--	--	2.1850
84021	Sugar Creek Township	1.9680	--	4.3359%	--	--	--	--	--	1.8827
84022	West Terre Haute Town	3.3535	--	4.3359%	--	--	--	--	--	3.2081
84023	Terre Haute City - Riley Twp	3.5915	--	4.3359%	--	--	--	--	--	3.4358
84024	Linton Township - Sanitary	2.2147	--	4.3359%	--	--	--	--	--	2.1187
84025	Fayette New Goshen Fire	1.7416	--	4.3359%	--	--	--	--	--	1.6661

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Vigo County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*3,133,575*	*5,909,427*	*5,345,345*	*147,269*	*14,535,617*	*99,042,059*	*14.7%*
TIF Total	*7,862*	*115,517*	*404,873*	*358*	*528,610*	*4,280,816*	*12.3%*
County Total	*3,141,438*	*6,024,944*	*5,750,218*	*147,627*	*15,064,227*	*103,322,875*	*14.6%*
Vigo County	655,608	1,184,562	1,043,825	36,680	2,920,674	25,406,883	11.5%
Fayette Township	0	0	0	36	36	85,613	0.0%
Harrison Township	17,920	65,486	50,832	1,209	135,447	617,595	21.9%
Honey Creek Township	515	582	1,551	19	2,667	35,892	7.4%
Linton Township	3	1	0	61	65	52,532	0.1%
Lost Creek Township	12,043	4,783	1,416	154	18,396	98,718	18.6%
Nevins Township	244	0	0	33	276	57,171	0.5%
Otter Creek Township	38	129	53	536	757	217,096	0.3%
Pierson Township	70	0	0	27	97	67,910	0.1%
Prairie Creek Township	3	0	0	25	27	16,371	0.2%
Prairieton Township	0	0	0	57	57	14,882	0.4%
Riley Township	541	75	101	60	778	24,502	3.2%
Sugar Creek Township	439	3,876	2,236	203	6,754	206,437	3.3%
Terre Haute Civil City	1,260,349	2,499,857	2,390,031	45,213	6,195,449	27,618,996	22.4%
Riley Civil Town	0	576	0	41	617	18,196	3.4%
Seelyville Civil Town	8	1,975	0	45	2,028	53,803	3.8%
West Terre Haute Civil Town	1,315	44,417	25,619	98	71,449	443,890	16.1%
Vigo County School Corp	699,358	1,263,612	1,113,482	39,128	3,115,580	27,102,357	11.5%
Vigo County Public Library	129,111	233,280	205,564	7,223	575,178	5,003,457	11.5%
Terre Haute Sanitary	285,900	512,966	455,467	11,659	1,265,993	7,723,942	16.4%
Hulman Field Airport	32,115	58,026	51,132	1,797	143,069	1,244,551	11.5%
Honey Creek Fire Protection	29,423	26,872	0	970	57,265	1,816,969	3.2%
New Goshen Fire Protection Dist	0	0	0	115	115	113,116	0.1%
Lost Creek Fire Protection Dist	424	517	0	175	1,116	92,941	1.2%
Prairieton Fire Protection Dist	17	0	0	519	536	201,829	0.3%
Riley Fire Protection Dist	7,340	838	0	819	8,997	333,359	2.7%
Clay-Owen-Vigo Solid Waste Mgt Dist	0	0	0	0	0	0	
Sugar Creek Township Fire Dist	793	6,998	4,037	367	12,195	373,051	3.3%
Vigo County Redevelopment Comm	0	0	0	0	0	0	
Terre Haute Redevelopment Comm	0	0	0	0	0	0	
TIF - TH City Harrison Town	7,607	105,303	279,914	0	392,823	1,724,858	22.8%
TIF - Honey Creek Twp	0	0	0	0	0	196,024	0.0%
TIF - Lost Creek Twp	0	0	0	0	0	6,652	0.0%
TIF - Lost Creek Twp - San	32	65	0	0	97	12,471	0.8%
TIF - TH City - Lost Creek Twp	215	9,118	121,086	0	130,419	615,397	21.2%
TIF - Riley Twp	9	0	0	358	367	92,401	0.4%
TIF - Riley Twp - San	0	157	0	0	157	3,124	5.0%
TIF - WTH Town	0	172	443	0	616	4,015	15.3%
TIF - TH City - Riley Twp	0	702	3,430	0	4,132	55,126	7.5%
TIF - Linton Twp - San	0	0	0	0	0	1,570,748	0.0%

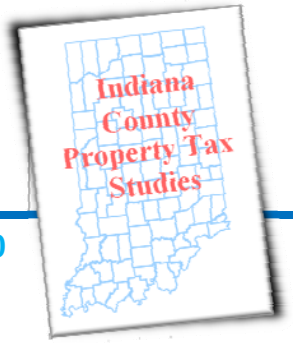
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Wabash County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Wabash County

The average homeowner saw an 83.9% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 81.7% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	4,426	50.6%	45	0.5%
No Change	3,634	41.6%	62	0.7%
Lower Tax Bill	680	7.8%	8,633	98.8%
Average Change in Tax Bill	**83.9%**		**-81.7%**	
Detailed Change in Tax Bill				
20% or More	3,914	44.8%	36	0.4%
10% to 19%	320	3.7%	3	0.0%
1% to 9%	192	2.2%	6	0.1%
0%	3,634	41.6%	62	0.7%
-1% to -9%	466	5.3%	5	0.1%
-10% to -19%	39	0.4%	6	0.1%
-20% to -29%	71	0.8%	12	0.1%
-30% to -39%	18	0.2%	23	0.3%
-40% to -49%	14	0.2%	101	1.2%
-50% to -59%	9	0.1%	269	3.1%
-60% to -69%	11	0.1%	601	6.9%
-70% to -79%	10	0.1%	1,201	13.7%
-80% to -89%	2	0.0%	3,893	44.5%
-90% to -99%	3	0.0%	1,384	15.8%
-100%	37	0.4%	1,138	13.0%
Total	**8,740**	**100.0%**	**8,740**	**100.0%**

Note: Percentages may not total due to rounding.

98.8% of homeowners saw lower tax bills in 2010 than in 2007.

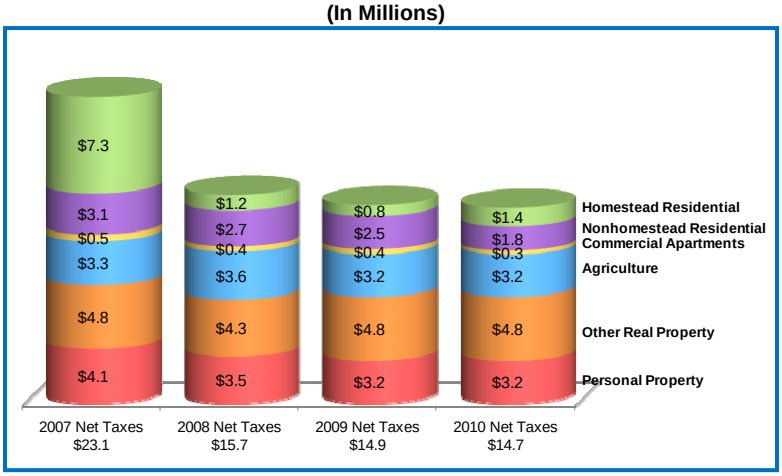
92.3% of homeowners saw no tax increase or tax increases of 1% or more from 2009 to 2010.

The largest percentage of homeowners have seen between an 80% and 99% decrease in their tax bills from 2007 to 2010.

Wabash County Overview

The much larger-than-average increase in homeowner tax bills was mainly due to changes in the distribution of local property tax credits. The local homestead credit was reduced and a new residential credit adopted. Wabash County homeowner taxes are low, because of the large local credits funded by local income tax revenues. Even small increases in homeowner taxes will produce large percentage increases. Wabash County homeowners did not benefit from the one percent property tax cap because the local homestead credits keep homeowner taxes so low. Property tax levies increased 0.2% in Wabash County in 2010, less than the state average increase of 2.4%. Levies increased for the Manchester School Corporation debt service and bus replacement funds and the Wabash County School Corporation transportation and bus replacement funds. These increases were offset by levy decreases for the Wabash City School Corporation capital projects fund and the Wabash Library debt service fund.

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



Net tax bills for all taxpayers decreased 1.4% in Wabash County from 2009 to 2010. This was the same as the statewide reduction of 1.4%. In 2010 apartment owners saw a 32.5% decrease in tax bills. This large decrease was due mainly to the new LOIT-funded credit for residential property. The new credit also affected nonhomestead residential property (mostly small rental residences), which saw a 28.2% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and

equipment, saw a 0.1% and 0.3% decrease, respectively, in tax bills in 2010. Increases in assessed valuation were offset by an increase in the county's LOIT-funded property tax replacement credit. Commercial and industrial property did not benefit from the tightened tax caps, because Wabash County's tax rates were not high enough for this type of property to qualify for tax cap credits. Despite the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre, agricultural business property saw only a 0.5% increase in tax payments in 2010, mainly because of the increase in the county's LOIT-funded property tax replacement credit.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010

Tax Cap Credits

Tax cap credits in Wabash County in 2010 amounted to 0.3% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was mostly due to the county's large property tax credits, funded by local option income taxes. Net tax rates, after considering LOIT-funded credits, were too low for most properties to qualify for circuit breaker credits. No properties qualified for credits under the 1% or 3% caps. And only a small number of properties qualified under the 2% cap. Most circuit breaker credits were allocated to low-income, elderly homeowners under the 2% annual growth limit for their net taxes.

2010 Circuit Breaker Credits by Cap Category
Wabash County Total $60,578

1%	2%	3%	Elderly
$0	$22,131	$0	$38,447
0.0%	36.5%	0.0%	63.5%

Wabash County, Wabash City, and M.S.D. Wabash County School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Roann lost the most, at 0.5%.

The Effects of Recession

In Wabash County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.8% in December 2007 to 13.2% in July 2009. Job losses and income declines contributed to a 2.5% drop in local income tax revenue.

Wabash County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,012,021,400	1,014,422,600	0.2%
Other Residential	116,036,300	114,088,700	-1.7%
Ag Business/Land	271,270,500	279,902,600	3.2%
Business Real/Personal	499,135,920	532,758,460	6.7%
Total	**$1,898,464,120**	**$1,941,172,360**	**2.2%**

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

In Wabash County, the gross assessed value of business real and personal property increased 6.7% in 2010. Most other assessment categories also increased, and total gross assessed value in Wabash County rose 2.2%. This was higher than the state average increase of 0.6%.

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

Wabash County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*34,687,235*	*34,850,276*	*22,534,547*	*22,575,193*	*0.5%*	*-35.3%*	*0.2%*
State Unit	31,077	31,803	0	0	2.3%	-100.0%	
Wabash County	6,482,195	6,478,421	4,203,535	4,202,192	-0.1%	-35.1%	0.0%
Chester Township	240,304	238,158	239,761	237,329	-0.9%	0.7%	-1.0%
Lagro Township	113,639	118,307	113,627	113,330	4.1%	-4.0%	-0.3%
Liberty Township	60,165	60,919	59,635	58,959	1.3%	-2.1%	-1.1%
Noble Township	199,781	198,260	201,142	199,896	-0.8%	1.5%	-0.6%
Paw Paw Township	56,486	55,750	54,567	54,529	-1.3%	-2.1%	-0.1%
Pleasant Township	128,732	112,874	146,103	131,827	-12.3%	29.4%	-9.8%
Waltz Township	17,531	17,538	17,636	17,498	0.0%	0.6%	-0.8%
Wabash Civil City	5,822,783	5,798,394	5,429,783	5,338,712	-0.4%	-6.4%	-1.7%
North Manchester Civil Town	1,513,877	1,435,115	1,516,664	1,486,430	-5.2%	5.7%	-2.0%
LaFontaine Civil Town	142,369	137,547	139,263	138,268	-3.4%	1.2%	-0.7%
Lagro Civil Town	56,495	62,011	62,228	59,309	9.8%	0.3%	-4.7%
Roann Civil Town	71,006	77,277	76,258	76,905	8.8%	-1.3%	0.8%
Manchester Community School Corp	5,919,925	6,290,503	3,342,548	3,598,667	6.3%	-46.9%	7.7%
M.S.D. Wabash County School Corp	8,535,964	8,627,119	4,082,718	4,251,962	1.1%	-52.7%	4.1%
Wabash City School Corp	4,368,738	4,172,598	1,928,967	1,858,395	-4.5%	-53.8%	-3.7%
North Manchester Public Library	202,776	200,793	199,113	200,752	-1.0%	-0.8%	0.8%
Roann Public Library	32,448	32,253	31,976	32,303	-0.6%	-0.9%	1.0%
Wabash Public Library	690,944	704,636	689,023	517,930	2.0%	-2.2%	-24.8%
Wabash County Solid Waste Mgt Dist	0	0	0	0			

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
85001	Chester Township	1.6360	15.1051%	25.1968%	--	29.4534%	--	--	29.6913%	0.0091
85002	North Manchester Town	2.8563	15.1051%	25.1968%	--	29.4534%	--	--	29.6913%	0.0158
85003	Lagro Township	1.1696	15.1051%	25.1968%	--	29.4534%	--	--	29.6913%	0.0065
85004	Lagro Town	2.3730	15.1051%	25.1968%	--	29.4534%	--	--	29.6913%	0.0131
85005	Liberty Township	1.1532	15.1051%	25.1968%	--	29.4534%	--	--	29.6913%	0.0064
85006	LaFontaine Town	2.2033	15.1051%	25.1968%	--	29.4534%	--	--	29.6913%	0.0122
85007	Noble Township	1.1549	15.1051%	25.1968%	--	29.4534%	--	--	29.6913%	0.0064
85008	Wabash City-Wabash County Schl	2.8023	15.1051%	25.1968%	--	29.4534%	--	--	29.6913%	0.0155
85009	Wabash City-Wabash City Schl	2.9403	15.1051%	25.1968%	--	29.4534%	--	--	29.6913%	0.0163
85010	Paw Paw Township	1.1995	15.1051%	25.1968%	--	29.4534%	--	--	29.6913%	0.0066
85011	Roann Town	2.4816	15.1051%	25.1968%	--	29.4534%	--	--	29.6913%	0.0137
85012	Pleasant Township	1.5987	15.1051%	25.1968%	--	29.4534%	--	--	29.6913%	0.0088
85013	Waltz Township	1.1005	15.1051%	25.1968%	--	29.4534%	--	--	29.6913%	0.0061

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Wabash County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*0*	*22,122*	*0*	*38,447*	*60,569*	*22,575,193*	*0.3%*
TIF Total	*0*	*8*	*0*	*0*	*8*	*643,499*	*0.0%*
County Total	*0*	*22,131*	*0*	*38,447*	*60,578*	*23,218,692*	*0.3%*
Wabash County	0	2,846	0	6,741	9,587	4,202,192	0.2%
Chester Township	0	20	0	313	333	237,329	0.1%
Lagro Township	0	0	0	120	120	113,330	0.1%
Liberty Township	0	0	0	111	111	58,959	0.2%
Noble Township	0	143	0	313	455	199,896	0.2%
Paw Paw Township	0	0	0	81	81	54,529	0.1%
Pleasant Township	0	0	0	141	141	131,827	0.1%
Waltz Township	0	0	0	34	34	17,498	0.2%
Wabash Civil City	0	11,260	0	7,751	19,011	5,338,712	0.4%
North Manchester Civil Town	0	691	0	4,725	5,417	1,486,430	0.4%
LaFontaine Civil Town	0	0	0	297	297	138,268	0.2%
Lagro Civil Town	0	8	0	124	132	59,309	0.2%
Roann Civil Town	0	1	0	364	365	76,905	0.5%
Manchester Community School Corp	0	631	0	6,509	7,140	3,598,667	0.2%
M.S.D. Wabash County School Corp	0	3,869	0	6,071	9,940	4,251,962	0.2%
Wabash City School Corp	0	1,467	0	3,312	4,779	1,858,395	0.3%
North Manchester Public Library	0	93	0	638	732	200,752	0.4%
Roann Public Library	0	0	0	52	52	32,303	0.2%
Wabash Public Library	0	1,092	0	752	1,844	517,930	0.4%
Wabash County Solid Waste Mgt Dist	0	0	0	0	0	0	
TIF - Chester Township	0	0	0	0	0	593,988	0.0%
TIF - Liberty Township	0	0	0	0	0	174	0.0%
TIF - Wabash-Noble	0	8	0	0	8	12,152	0.1%
TIF - Wabash Corp	0	0	0	0	0	37,186	0.0%

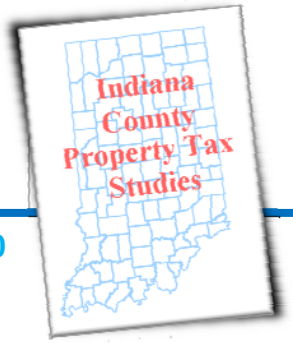
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Warren County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Warren County

	2009 to 2010 Number of Homesteads	2009 to 2010 % Share of Total	2007 to 2010 Number of Homesteads	2007 to 2010 % Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	2,215	86.7%	83	3.2%
No Change	104	4.1%	16	0.6%
Lower Tax Bill	235	9.2%	2,455	96.1%
Average Change in Tax Bill	**10.8%**		**-39.5%**	
Detailed Change in Tax Bill				
20% or More	295	11.6%	60	2.3%
10% to 19%	1,052	41.2%	10	0.4%
1% to 9%	868	34.0%	13	0.5%
0%	104	4.1%	16	0.6%
-1% to -9%	148	5.8%	27	1.1%
-10% to -19%	39	1.5%	49	1.9%
-20% to -29%	22	0.9%	229	9.0%
-30% to -39%	4	0.2%	587	23.0%
-40% to -49%	2	0.1%	637	24.9%
-50% to -59%	6	0.2%	442	17.3%
-60% to -69%	6	0.2%	196	7.7%
-70% to -79%	2	0.1%	108	4.2%
-80% to -89%	1	0.0%	61	2.4%
-90% to -99%	0	0.0%	37	1.4%
-100%	5	0.2%	82	3.2%
Total	**2,554**	**100.0%**	**2,554**	**100.0%**

Note: Percentages may not total due to rounding.

The average homeowner saw a 10.8% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 39.5% lower than they were in 2007, before the property tax reforms.

96.1% of homeowners saw lower tax bills in 2010 than in 2007.

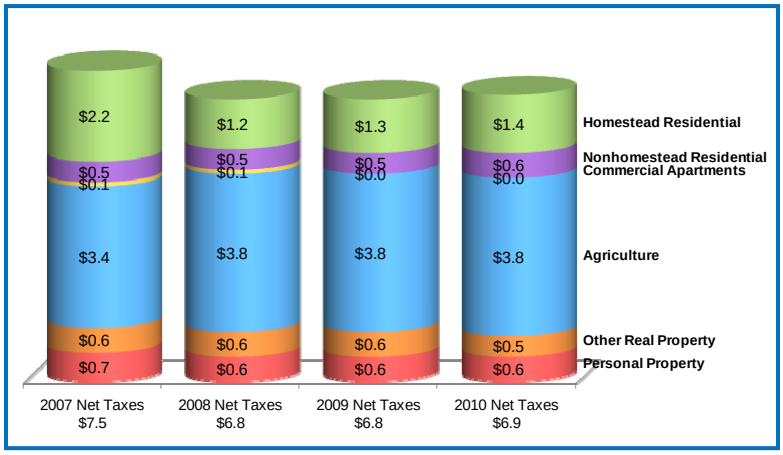
75.2% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Warren County Overview

The much larger-than-average increase in homeowner tax bills in Warren County is mainly due to a large drop in the state homestead credit rate. In addition, Warren County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, because Warren County home values and tax rates tend to be lower than the state average and because the county provides a local property tax credit for homeowners. Property tax levies decreased 0.6% in Warren County in 2010, compared to the state average increase of 2.4%. An increase in the debt service levy of the Covington School Corporation was offset by decreases in the debt service and bus replacement levies of the Warren County School Corporation.

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



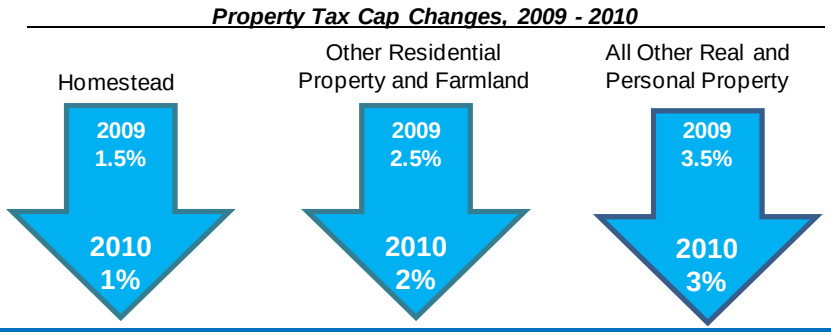
Net tax bills for all taxpayers increased 1.5% in Warren County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw an 8.7% decrease in tax bills. This decrease was partly due to the tightening of the tax caps from 2.5% to 2% for rental housing and partly to a small decline in assessed values. Nonhomestead residential property (mostly small rental residences), saw a 9.2% increase in tax bills, partly due to reclassification of property. Taxes for parcels that were classified as nonhomestead residential in both 2009 and 2010 declined by 4.1%, mainly because tax rates fell in almost every taxing district. Other real and personal property, mostly commercial and industrial land,

buildings, and equipment, saw a 5.7% decrease and 11.1% increase, respectively, in tax bills in 2010. These changes in tax bills were mainly due to changes in tax rates and assessed value. After deductions and exemptions, business real property net assessed value declined by 2.9%, while personal property net assessed value grew by 15.8%. Commercial and industrial property did not benefit from the tightened tax caps, because Warren County's tax rates were not high enough for this type of property to qualify for tax cap credits. Despite the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre, agricultural business property saw only a 1.8% decrease in tax payments in 2010 because of declining tax rates.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Warren County in 2010 amounted to 0.2% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was mainly due to large LOIT-funded credits and much lower-than-average tax rates in Warren County. Tax rates in 3 of 17 total taxing districts exceeded $2, so only a small amount of housing in the 2% cap category was eligible for credits. No commercial or industrial properties in the 3% tax cap category qualified for credits, because all Warren County tax rates were under $3. Neither Warren County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Warren County Total $17,904

1%	2%	3%	Elderly
$3,511	$12,499	$0	$1,894
19.6%	69.8%	0.0%	10.6%

Warren County and the M.S.D. of Warren County School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Pine Village lost the most, at 4.7%.

The Effects of Recession

In Warren County the recession has had a large effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 2.8% in December 2007 to 13.4% in July 2009. Despite job losses, local income tax revenue grew by 8.6%.

Warren County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	275,123,300	285,521,000	3.8%
Other Residential	25,195,500	26,806,200	6.4%
Ag Business/Land	259,268,000	271,077,800	4.6%
Business Real/Personal	87,844,620	89,623,950	2.0%
Total	**$647,431,420**	**$673,028,950**	**4.0%**

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

In Warren County, the gross assessed value of business real and personal property increased 2.0% in 2010. All other assessment categories also increased, and total gross assessed value in Warren County rose 4.0%. This was higher than the state average increase of 0.6%.

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

Warren County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*10,712,087*	*11,023,355*	*7,606,423*	*7,564,504*	*2.9%*	*-31.0%*	*-0.6%*
State Unit	10,657	11,890	0	0	11.6%	-100.0%	
Warren County	3,328,102	2,874,466	2,827,387	2,794,597	-13.6%	-1.6%	-1.2%
Adams Township	15,316	15,670	15,869	15,886	2.3%	1.3%	0.1%
Jordan Township	15,485	14,970	15,250	14,924	-3.3%	1.9%	-2.1%
Kent Township	18,197	18,307	16,566	16,539	0.6%	-9.5%	-0.2%
Liberty Township	17,266	17,628	17,330	17,432	2.1%	-1.7%	0.6%
Medina Township	13,868	14,319	14,100	13,883	3.3%	-1.5%	-1.5%
Mound Township	22,725	23,341	23,156	22,762	2.7%	-0.8%	-1.7%
Pike Township	9,981	10,301	10,090	10,182	3.2%	-2.0%	0.9%
Pine Township	29,092	29,530	28,765	28,725	1.5%	-2.6%	-0.1%
Prairie Township	9,805	9,788	9,742	9,745	-0.2%	-0.5%	0.0%
Steuben Township	17,763	17,691	17,809	17,932	-0.4%	0.7%	0.7%
Warren Township	9,232	9,412	9,196	9,299	1.9%	-2.3%	1.1%
Washington Township	35,830	36,579	36,041	36,315	2.1%	-1.5%	0.8%
Pine Village Civil Town	36,610	37,525	36,668	36,019	2.5%	-2.3%	-1.8%
State Line City Civil Town	22,373	22,452	21,783	21,356	0.4%	-3.0%	-2.0%
West Lebanon Civil Town	106,798	110,097	105,121	106,281	3.1%	-4.5%	1.1%
Williamsport Civil Town	222,066	219,710	222,597	237,193	-1.1%	1.3%	6.6%
Benton Community School Corp	1,257,677	1,322,534	825,784	830,268	5.2%	-37.6%	0.5%
Covington Community School Corp	407,349	432,867	277,733	371,988	6.3%	-35.8%	33.9%
M.S.D. Of Warren County School Corp	4,793,563	5,416,496	2,754,530	2,637,148	13.0%	-49.1%	-4.3%
West Lebanon Public Library	68,198	120,544	90,351	90,603	76.8%	-25.0%	0.3%
Williamsport Public Library	129,127	114,868	115,564	113,701	-11.0%	0.6%	-1.6%
Warren County Solid Waste Mgt Dist	115,007	122,370	114,991	111,726	6.4%	-6.0%	-2.8%

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
86001	Adams Township	1.3656	5.8059%	4.9001%	--	9.3751%	--	--	--	1.0914
86002	Pine Village (Adams)	2.3702	5.8059%	4.9001%	--	0.8754%	--	--	--	2.0957
86003	Jordan Township	1.3549	5.8059%	4.9001%	--	33.5540%	--	--	--	0.7552
86004	Kent Township	1.4073	5.8059%	4.9001%	--	9.5216%	--	--	--	1.1226
86005	State Line (Kent)	1.9452	5.8059%	4.9001%	--	66.2343%	--	--	--	0.4486
86006	Liberty Township	1.3506	5.8059%	4.9001%	--	11.8976%	--	--	--	1.0453
86007	Medina Township	1.5956	5.8059%	4.9001%	--	1.7598%	--	--	--	1.3967
86008	Mound Township	1.9172	5.8059%	4.9001%	--	15.4909%	--	--	--	1.4150
86009	Pike Township	1.6373	5.8059%	4.9001%	--	4.3579%	--	--	--	1.3907
86010	West Lebanon (Pike)	2.3844	5.8059%	4.9001%	--	26.6726%	--	--	--	1.4931
86011	Pine Township	1.3989	5.8059%	4.9001%	--	3.4850%	--	--	--	1.2004
86012	Prairie Township	1.5777	5.8059%	4.9001%	--	31.4019%	--	--	--	0.9134
86013	Steuben Township	1.3602	5.8059%	4.9001%	--	4.1005%	--	--	--	1.1588
86014	Warren Township	1.3468	5.8059%	4.9001%	--	1.2910%	--	--	--	1.1852
86015	Washington Township	1.5799	5.8059%	4.9001%	--	13.7943%	--	--	--	1.1928
86016	Williamsport	2.0731	5.8059%	4.9001%	--	4.3954%	--	--	--	1.7600
86017	Liberty Williamsport	1.8672	5.8059%	4.9001%	--	--	--	--	--	1.6673

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Warren County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*3,511*	*12,499*	*0*	*1,894*	*17,904*	*7,564,504*	*0.2%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*507*	*0.0%*
County Total	*3,511*	*12,499*	*0*	*1,894*	*17,904*	*7,565,011*	*0.2%*
Warren County	1,069	3,035	0	628	4,731	2,794,597	0.2%
Adams Township	0	34	0	0	34	15,886	0.2%
Jordan Township	0	0	0	0	0	14,924	0.0%
Kent Township	0	0	0	0	0	16,539	0.0%
Liberty Township	1	0	0	3	5	17,432	0.0%
Medina Township	2	0	0	2	4	13,883	0.0%
Mound Township	3	0	0	14	17	22,762	0.1%
Pike Township	19	48	0	7	74	10,182	0.7%
Pine Township	0	0	0	3	3	28,725	0.0%
Prairie Township	0	0	0	1	1	9,745	0.0%
Steuben Township	10	0	0	2	12	17,932	0.1%
Warren Township	3	0	0	3	6	9,299	0.1%
Washington Township	30	0	0	14	43	36,315	0.1%
Pine Village Civil Town	0	1,684	0	5	1,689	36,019	4.7%
State Line City Civil Town	0	0	0	0	0	21,356	0.0%
West Lebanon Civil Town	322	2,810	0	26	3,157	106,281	3.0%
Williamsport Civil Town	334	0	0	155	489	237,193	0.2%
Benton Community School Corp	53	0	0	106	159	830,268	0.0%
Covington Community School Corp	46	0	0	224	270	371,988	0.1%
M.S.D. of Warren County School Corp	1,263	3,774	0	571	5,609	2,637,148	0.2%
West Lebanon Public Library	199	993	0	50	1,242	90,603	1.4%
Williamsport Public Library	115	0	0	53	168	113,701	0.1%
Warren County Solid Waste Mgt Dist	43	121	0	25	189	111,726	0.2%
TIF - Pike TIF	0	0	0	0	0	507	0.0%
TIF - West Lebanon TIF	0	0	0	0	0	0	

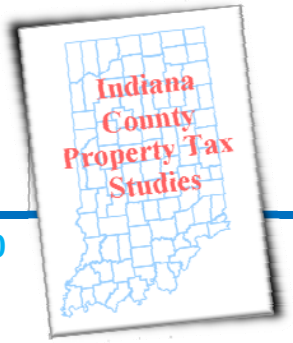
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Warrick County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Warrick County

The average homeowner saw a 4.7% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 19.9% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	13,402	89.2%	1,585	10.6%
No Change	218	1.5%	67	0.4%
Lower Tax Bill	1,399	9.3%	13,367	89.0%
Average Change in Tax Bill	**4.7%**		**-19.9%**	
Detailed Change in Tax Bill				
20% or More	730	4.9%	840	5.6%
10% to 19%	1,003	6.7%	264	1.8%
1% to 9%	11,669	77.7%	481	3.2%
0%	218	1.5%	67	0.4%
-1% to -9%	795	5.3%	1,360	9.1%
-10% to -19%	261	1.7%	2,813	18.7%
-20% to -29%	149	1.0%	6,222	41.4%
-30% to -39%	80	0.5%	1,715	11.4%
-40% to -49%	24	0.2%	588	3.9%
-50% to -59%	21	0.1%	180	1.2%
-60% to -69%	19	0.1%	111	0.7%
-70% to -79%	16	0.1%	91	0.6%
-80% to -89%	11	0.1%	78	0.5%
-90% to -99%	3	0.0%	50	0.3%
-100%	20	0.1%	159	1.1%
Total	**15,019**	**100.0%**	**15,019**	**100.0%**

89.0% of homeowners saw lower tax bills in 2010 than in 2007.

77.7% of homeowners saw tax increases of between 1% and 9% from 2009 to 2010.

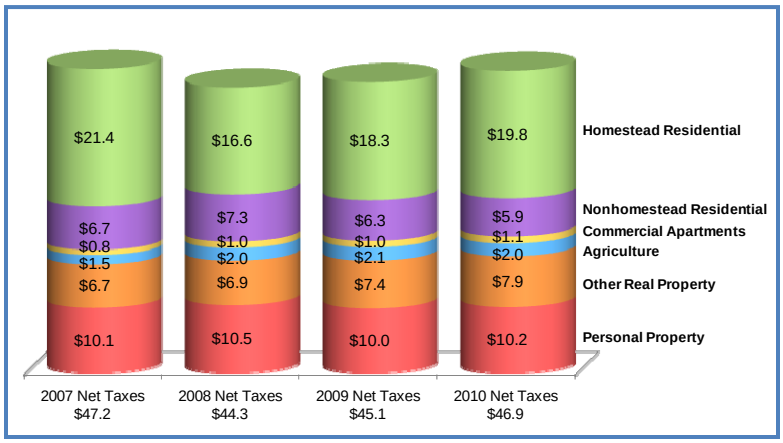
The largest percentage of homeowners have seen between a 10% and 29% decrease in their tax bills from 2007 to 2010.

Note: Percentages may not total due to rounding.

Warrick County Overview

The larger-than-average increase in homeowner tax bills occurred because Warrick homeowners were less likely to benefit from the one percent tax cap than were homeowners in the average county. This was primarily because most Warrick tax rates are lower than average. Property tax levies increased 2.3% in Warrick County in 2010, similar to the state average increase of 2.4%. The largest levy increase was in the Warrick County School Corporation's debt service levy. Warrick County does not provide local homestead credits.

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



Net tax bills for all taxpayers increased 3.8% in Warrick County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 7.4% increase in tax bills. This increase was due mainly to reclassification of property. Existing apartment parcels rose by 0.1%, caused by increased levies, tempered by the tightening of the tax caps from 2.5% to 2% for rental housing. These factors also affected nonhomestead residential property (mostly small rental residences), which saw a 6.0% decrease in tax bills. Parcels that were classified as nonhomestead residential in both 2009 and 2010 declined by a total of only 0.2%. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 5.9% and 1.1% increase, respectively, in tax bills in 2010. These

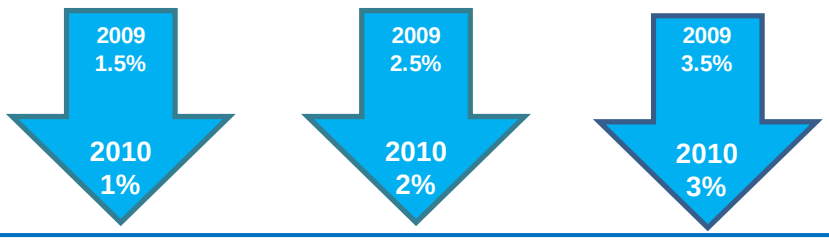
changes in tax bills were mainly due to the increase in Warrick County property tax levies and changes in assessed value. After deductions and exemptions, business real property net assessed value grew by 7.3%, while personal property net assessed value declined by 1.0%. The tightening of the tax caps from 3.5% to 3% also contributed to the tax changes for commercial and industrial property. Agricultural business property saw a 2.7% decrease in tax payments in 2010, mainly due to reclassification of property. Parcels that were classified as agricultural in both 2009 and 2010 grew by 6.2% because of levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Warrick County in 2010 amounted to 1.9% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was mainly due to lower-than-average tax rates in Warrick County. Only 4 out of 17 total district tax rates were greater than $2. Three of these rates barely exceeded $2. Nonhomestead residential property in the 2% cap category received a small amount of credits. Commercial and industrial properties in the 3% tax cap category qualified for credits in only one taxing district where the tax rate exceeded $3. Warrick County tax rates were not high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Warrick County Total $909,526

1%	2%	3%	Elderly
$245,683	$538,310	$123,500	$2,033
27.0%	59.2%	13.6%	0.2%

Warrick County, Booneville City, and the Warrick County School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, Booneville City lost the most, at 18.5%. Losses were greatest for units that overlapped the Booneville City because its tax districts had the highest tax rate.

The Effects of Recession

In Warrick County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 3.7% in December 2007 to 7.8% in July 2009. Despite job losses, local income tax revenue grew by 0.4%.

Warrick County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	2,739,137,200	2,795,417,490	2.1%
Other Residential	347,586,900	366,245,500	5.4%
Ag Business/Land	128,054,400	132,582,632	3.5%
Business Real/Personal	1,292,936,833	1,330,138,186	2.9%
Total	**$4,507,715,333**	**$4,624,383,808**	**2.6%**

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

In Warrick County, the gross assessed value of business real and personal property increased 2.9% in 2010. Other assessment categories also increased, and total gross assessed value in Warrick County rose 2.6%. This was higher than the state average increase of 0.6%.

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

Warrick County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*65,064,483*	*67,515,689*	*44,422,738*	*45,433,418*	*3.8%*	*-34.2%*	*2.3%*
State Unit	74,381	76,682	0	0	3.1%	-100.0%	
Warrick County	13,437,564	14,333,766	13,041,949	12,974,135	6.7%	-9.0%	-0.5%
Anderson Township	371,676	379,237	388,920	377,871	2.0%	2.6%	-2.8%
Boon Township	253,593	269,394	280,823	291,519	6.2%	4.2%	3.8%
Campbell Township	19,248	19,657	20,741	21,475	2.1%	5.5%	3.5%
Greer Township	25,834	29,147	30,705	30,756	12.8%	5.3%	0.2%
Hart Township	62,274	81,631	96,054	41,221	31.1%	17.7%	-57.1%
Lane Township	6,690	6,930	7,188	7,339	3.6%	3.7%	2.1%
Ohio Township	1,385,485	743,022	803,638	591,018	-46.4%	8.2%	-26.5%
Owen Township	35,435	36,201	28,929	29,691	2.2%	-20.1%	2.6%
Pigeon Township	42,863	44,579	46,877	46,040	4.0%	5.2%	-1.8%
Skelton Township	55,198	58,146	61,282	62,061	5.3%	5.4%	1.3%
Boonville Civil City	2,286,753	2,352,236	2,377,528	2,462,976	2.9%	1.1%	3.6%
Chandler Civil Town	378,615	394,349	404,150	403,080	4.2%	2.5%	-0.3%
Elberfeld Civil Town	156,273	163,411	163,718	167,994	4.6%	0.2%	2.6%
Lynnville Civil Town	47,120	145,365	151,997	156,710	208.5%	4.6%	3.1%
Newburgh Civil Town	580,915	600,976	595,186	632,657	3.5%	-1.0%	6.3%
Tennyson Civil Town	18,207	18,871	19,710	20,409	3.6%	4.4%	3.5%
Warrick County School Corp	42,502,572	43,692,611	21,491,907	22,556,655	2.8%	-50.8%	5.0%
Newburgh - Ohio Township Public Library	2,056,703	1,874,802	2,108,115	2,188,316	-8.8%	12.4%	3.8%
Boonville-Warrick County Public Library	706,127	734,528	770,556	797,710	4.0%	4.9%	3.5%
Warrick County Solid Waste Mgt Dist	560,957	1,460,148	1,532,765	1,573,785	160.3%	5.0%	2.7%

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
87001	Anderson Township	1.4671	--	3.6006%	--	--	--	--	--	1.4143
87002	Boon Township	1.4794	--	3.6006%	--	--	--	--	--	1.4261
87003	Boonville City	3.2573	--	3.6006%	--	--	--	--	--	3.1400
87005	Chandler Town-Boon Twp	1.9208	--	3.6006%	--	--	--	--	--	1.8516
87006	Campbell Township	1.4359	--	3.6006%	--	--	--	--	--	1.3842
87007	Greer Township	1.5958	--	3.6006%	--	--	--	--	--	1.5383
87008	Elberfeld Town	2.0832	--	3.6006%	--	--	--	--	--	2.0082
87009	Hart Township	1.6483	--	3.6006%	--	--	--	--	--	1.5890
87010	Lynnville Town	1.8525	--	3.6006%	--	--	--	--	--	1.7858
87011	Lane Township	1.4476	--	3.6006%	--	--	--	--	--	1.3955
87014	Newburgh Town	1.9679	--	3.6006%	--	--	--	--	--	1.8970
87015	Owen Township	1.5177	--	3.6006%	--	--	--	--	--	1.4631
87016	Pigeon Township	1.4953	--	3.6006%	--	--	--	--	--	1.4415
87017	Skelton Township	1.5065	--	3.6006%	--	--	--	--	--	1.4523
87018	Tennyson Town	2.0338	--	3.6006%	--	--	--	--	--	1.9606
87019	Ohio Township	1.5405	--	3.6006%	--	--	--	--	--	1.4850
87020	Chandler Town-Ohio Twp	2.0027	--	3.6006%	--	--	--	--	--	1.9306

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Warrick County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*245,683*	*538,310*	*123,500*	*2,033*	*909,526*	*45,433,418*	*2.0%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*1,709,812*	*0.0%*
County Total	*245,683*	*538,310*	*123,500*	*2,033*	*909,526*	*47,143,230*	*1.9%*
Warrick County	44,305	76,952	17,555	523	139,335	12,974,135	1.1%
Anderson Township	8	0	0	1	9	377,871	0.0%
Boon Township	1,286	4,353	1,009	17	6,664	291,519	2.3%
Campbell Township	0	0	0	2	2	21,475	0.0%
Greer Township	3	87	0	0	90	30,756	0.3%
Hart Township	16	0	0	0	16	41,221	0.0%
Lane Township	10	0	0	0	10	7,339	0.1%
Ohio Township	767	4	0	27	797	591,018	0.1%
Owen Township	0	0	0	1	1	29,691	0.0%
Pigeon Township	27	0	0	2	29	46,040	0.1%
Skelton Township	0	17	0	3	20	62,061	0.0%
Boonville Civil City	85,116	300,701	69,676	265	455,758	2,462,976	18.5%
Chandler Civil Town	429	138	0	38	605	403,080	0.2%
Elberfeld Civil Town	15	1,238	0	1	1,254	167,994	0.7%
Lynnville Civil Town	40	0	0	0	40	156,710	0.0%
Newburgh Civil Town	20,202	0	0	46	20,248	632,657	3.2%
Tennyson Civil Town	0	225	0	0	225	20,409	1.1%
Warrick County School Corp	77,847	135,306	30,866	912	244,931	22,556,655	1.1%
Newburgh - Ohio Township Public Library	7,351	42	0	107	7,501	2,188,316	0.3%
Boonville-Warrick County Public Library	2,830	9,806	2,241	25	14,902	797,710	1.9%
Warrick County Solid Waste Mgt Dist	5,431	9,440	2,154	64	17,089	1,573,785	1.1%
TIF - Boon Township	0	0	0	0	0	290,530	0.0%
TIF - Greer Township	0	0	0	0	0	0	
TIF - Ohio Township	0	0	0	0	0	1,419,283	0.0%

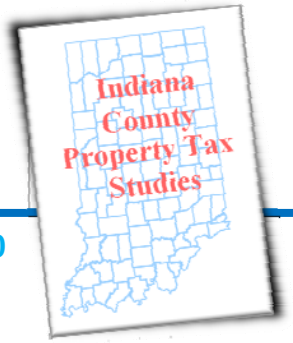
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Washington County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Washington County

The average homeowner saw a 3.8% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 30.4% lower than they were in 2007, before the property tax reforms.

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	5,468	82.8%	294	4.5%
No Change	247	3.7%	61	0.9%
Lower Tax Bill	885	13.4%	6,245	94.6%
Average Change in Tax Bill	**3.8%**		**-30.4%**	
Detailed Change in Tax Bill				
20% or More	374	5.7%	111	1.7%
10% to 19%	2,400	36.4%	63	1.0%
1% to 9%	2,694	40.8%	120	1.8%
0%	247	3.7%	61	0.9%
-1% to -9%	481	7.3%	320	4.8%
-10% to -19%	102	1.5%	730	11.1%
-20% to -29%	50	0.8%	1,510	22.9%
-30% to -39%	32	0.5%	1,483	22.5%
-40% to -49%	32	0.5%	1,083	16.4%
-50% to -59%	28	0.4%	432	6.5%
-60% to -69%	48	0.7%	171	2.6%
-70% to -79%	51	0.8%	149	2.3%
-80% to -89%	33	0.5%	101	1.5%
-90% to -99%	13	0.2%	72	1.1%
-100%	15	0.2%	194	2.9%
Total	**6,600**	**100.0%**	**6,600**	**100.0%**

Note: Percentages may not total due to rounding.

94.6% of homeowners saw lower tax bills in 2010 than in 2007.

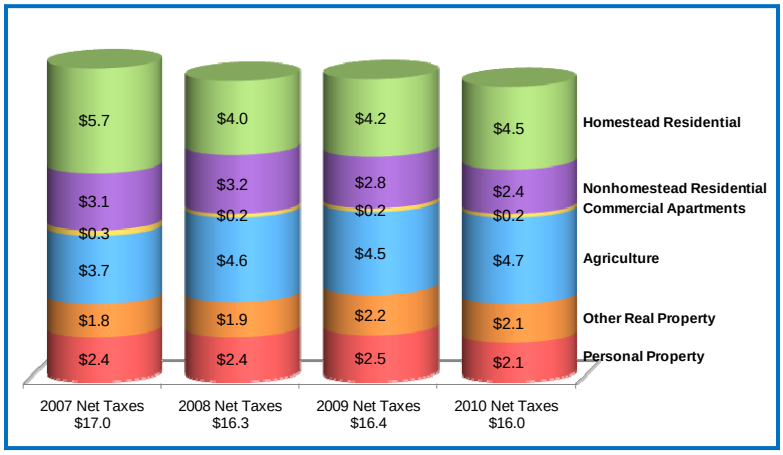
77.2% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

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

Washington County Overview

The larger-than-average increase in homeowner tax bills was due to two main reasons. The county saw a decrease in local homestead property tax credit rates, because of a decrease in the local income tax revenues which fund these credits. And, Washington County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Washington County home values tend to be lower than the state average and because of the still substantial local property tax credits. Property tax levies increased 0.6% in Washington County in 2010, less than the state average increase of 2.4%. Levy increases for the county general fund and the Salem Community School Corporation pension debt, transportation, and bus replacement funds were nearly offset by levy decreases for the West Washington School Corporation debt service fund.

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



Net tax bills for all taxpayers decreased 1.5% in Washington County from 2009 to 2010. This was similar to the statewide reduction of 1.4%. In 2010 apartment owners saw a 32.1% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 13.7% reduction in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 0.8% and 13.8% decrease, respectively, in tax bills in 2010.

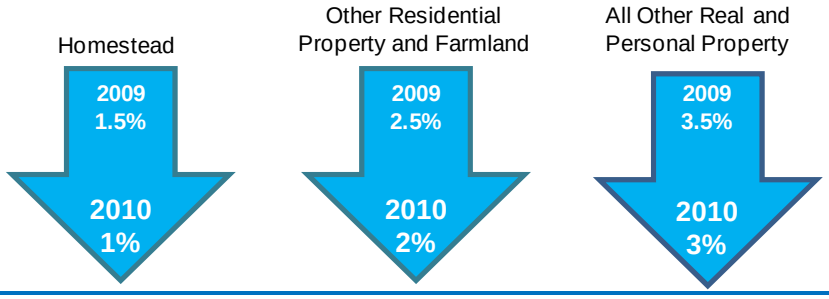
These changes in tax bills were mainly due to changes in assessed value. Business real property assessments grew by 3.3%, while business personal property assessments declined by 16.1%. The tightening of the tax caps from 3.5% to 3% also contributed to the tax changes for commercial and industrial property. Agricultural business property saw a 6.1% increase in tax payments in 2010 because of the Washington County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in Washington County in 2010 amounted to 4.8% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to Washington County having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above $2 per $100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. Few commercial or industrial properties in the 3% tax cap category qualified for credits, because only 1 of 22 district tax rates exceeded $3. Washington County home values were not high enough for a large share of homesteads to qualify for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Washington County Total $857,402

1%	2%	3%	Elderly
$73,755	$545,391	$233,876	$4,380
8.6%	63.6%	27.3%	0.5%

Washington County, Salem City, and the Salem Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, Salem City lost the most, at 15%. Losses were greatest for units that overlapped Salem City because its tax district had the highest tax rate.

The Effects of Recession

In Washington County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.4% in December 2007 to 12.1% in July 2009. Job losses and income declines contributed to a 1.8% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Washington County in 2010.

Washington County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	782,345,810	773,901,000	-1.1%
Other Residential	114,557,100	115,523,100	0.8%
Ag Business/Land	232,639,400	250,003,200	7.5%
Business Real/Personal	234,695,010	217,370,770	-7.4%
Total	**$1,364,237,320**	**$1,356,798,070**	**-0.5%**

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

In Washington County, the gross assessed value of business real and personal property fell 7.4% in 2010. Most other assessment categories increased, and total gross assessed value in Washington County decreased 0.5%. This was lower than the state average increase of 0.6%.

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

Washington County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*23,351,699*	*25,118,110*	*17,686,658*	*17,793,579*	*7.6%*	*-29.6%*	*0.6%*
State Unit	22,593	23,290	0	0	3.1%	-100.0%	
Washington County	5,148,451	5,474,208	4,260,725	4,392,832	6.3%	-22.2%	3.1%
Brown Township	18,119	18,559	19,439	20,076	2.4%	4.7%	3.3%
Franklin Township	41,572	42,555	45,983	46,926	2.4%	8.1%	2.1%
Gibson Township	35,678	24,620	37,852	37,112	-31.0%	53.7%	-2.0%
Howard Township	10,312	10,899	11,367	11,823	5.7%	4.3%	4.0%
Jackson Township	32,019	34,133	34,188	52,327	6.6%	0.2%	53.1%
Jefferson Township	13,618	14,545	14,802	15,683	6.8%	1.8%	6.0%
Madison Township	19,364	19,725	20,022	21,296	1.9%	1.5%	6.4%
Monroe Township	29,074	38,451	36,931	32,645	32.3%	-4.0%	-11.6%
Pierce Township	39,351	41,569	41,219	41,699	5.6%	-0.8%	1.2%
Polk Township	37,854	41,372	40,908	41,853	9.3%	-1.1%	2.3%
Posey Township	32,755	42,992	45,262	46,243	31.3%	5.3%	2.2%
Vernon Township	16,195	16,815	17,682	18,345	3.8%	5.2%	3.7%
Washington Township	151,748	158,777	154,620	160,109	4.6%	-2.6%	3.5%
Salem Civil City	2,160,035	2,371,958	2,382,134	2,376,015	9.8%	0.4%	-0.3%
Campbellsburg Civil Town	63,812	63,136	68,747	69,743	-1.1%	8.9%	1.4%
Fredericksburg Civil Town	0	0	0	0			
Hardinsburg Civil Town	5,620	5,710	5,997	6,214	1.6%	5.0%	3.6%
Little York Civil Town	786	810	844	874	3.1%	4.2%	3.6%
Livonia Civil Town	2,354	2,404	2,435	2,642	2.1%	1.3%	8.5%
New Pekin Civil Town	115,513	114,187	127,482	128,686	-1.1%	11.6%	0.9%
Saltillo Civil Town	354	0	0	0	-100.0%		
Salem Community School Corp	6,689,023	6,921,860	3,949,816	4,069,926	3.5%	-42.9%	3.0%
East Washington School Corp	4,229,824	4,906,176	2,854,054	2,799,383	16.0%	-41.8%	-1.9%
West Washington School Corp	3,509,502	3,702,493	2,458,447	2,276,358	5.5%	-33.6%	-7.4%
Salem Public Library	251,735	310,350	342,274	344,707	23.3%	10.3%	0.7%
Brown-Vernon Fire Dist	73,692	75,147	79,722	82,857	2.0%	6.1%	3.9%
Washington County Solid Waste Mgt Dist	572,364	611,372	602,149	664,108	6.8%	-1.5%	10.3%
Blue River Fire Protection Dist	28,382	29,997	31,557	33,097	5.7%	5.2%	4.9%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
88001	Brown Township	2.0060	--	4.0972%	--	19.9089%	--	--	--	1.5244
88002	Campbellsburg Town	2.4845	--	4.0972%	--	19.9089%	--	--	--	1.8881
88003	Saltillo Town	2.0060	--	4.0972%	--	19.9089%	--	--	--	1.5244
88004	Franklin Township	1.8093	--	4.0972%	--	19.9089%	--	--	--	1.3750
88005	Gibson Township	1.8286	--	4.0972%	--	19.9089%	--	--	--	1.3896
88006	Little York Town	1.8588	--	4.0972%	--	19.9089%	--	--	--	1.4126
88007	Howard Township	1.9507	--	4.0972%	--	19.9089%	--	--	--	1.4824
88008	Jackson Township	1.8303	--	4.0972%	--	19.9089%	--	--	--	1.3909
88009	Jefferson Township	1.7856	--	4.0972%	--	19.9089%	--	--	--	1.3569
88010	Madison Township	1.9477	--	4.0972%	--	19.9089%	--	--	--	1.4801
88011	Livonia Town	1.9915	--	4.0972%	--	19.9089%	--	--	--	1.5134
88012	Monroe Township	1.8887	--	4.0972%	--	19.9089%	--	--	--	1.4353
88013	Pierce Township	1.8082	--	4.0972%	--	19.9089%	--	--	--	1.3741
88014	New Pekin Town-Pierce Twp	2.2898	--	4.0972%	--	19.9089%	--	--	--	1.7401
88015	Polk Township	1.7988	--	4.0972%	--	19.9089%	--	--	--	1.3670
88016	New Pekin Town-Polk Twp	2.2980	--	4.0972%	--	19.9089%	--	--	--	1.7463
88017	Posey Township	1.9440	--	4.0972%	--	19.9089%	--	--	--	1.4773
88018	Fredericksburg Town	1.8871	--	4.0972%	--	19.9089%	--	--	--	1.4341
88019	Hardinsburg Town	2.0328	--	4.0972%	--	19.9089%	--	--	--	1.5448
88020	Vernon Township	2.0042	--	4.0972%	--	19.9089%	--	--	--	1.5231
88021	Washington Township	1.9449	--	4.0972%	--	19.9089%	--	--	--	1.4780
88022	Salem City	3.3334	--	4.0972%	--	19.9089%	--	--	--	2.5332

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Washington County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*73,755*	*545,391*	*233,876*	*4,380*	*857,401*	*17,793,579*	*4.8%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*28,323*	*0.0%*
County Total	*73,755*	*545,391*	*233,876*	*4,380*	*857,401*	*17,821,902*	*4.8%*
Washington County	12,001	92,173	38,056	984	143,213	4,392,832	3.3%
Brown Township	0	493	0	0	493	20,076	2.5%
Franklin Township	0	0	0	15	15	46,926	0.0%
Gibson Township	0	0	0	7	7	37,112	0.0%
Howard Township	0	0	0	2	2	11,823	0.0%
Jackson Township	0	0	0	34	34	52,327	0.1%
Jefferson Township	0	0	0	1	1	15,683	0.0%
Madison Township	0	0	0	0	0	21,296	0.0%
Monroe Township	0	0	0	0	0	32,645	0.0%
Pierce Township	0	152	0	0	152	41,699	0.4%
Polk Township	0	163	0	1	164	41,853	0.4%
Posey Township	0	13	0	1	14	46,243	0.0%
Vernon Township	0	23	0	0	23	18,345	0.1%
Washington Township	319	2,136	1,010	52	3,516	160,109	2.2%
Salem Civil City	32,718	219,321	103,748	991	356,778	2,376,015	15.0%
Campbellsburg Civil Town	0	4,326	0	0	4,326	69,743	6.2%
Fredericksburg Civil Town	0	0	0	0	0	0	
Hardinsburg Civil Town	0	41	0	0	41	6,214	0.7%
Little York Civil Town	0	0	0	0	0	874	0.0%
Livonia Civil Town	0	0	0	0	0	2,642	0.0%
New Pekin Civil Town	0	6,084	0	0	6,084	128,686	4.7%
Saltillo Civil Town	0	0	0	0	0	0	
Salem Community School Corp	24,288	162,811	77,016	1,271	265,386	4,069,926	6.5%
East Washington School Corp	0	12,692	0	625	13,317	2,799,383	0.5%
West Washington School Corp	0	12,399	0	113	12,513	2,276,358	0.5%
Salem Public Library	2,615	17,531	8,293	127	28,567	344,707	8.3%
Brown-Vernon Fire Dist	0	1,097	0	0	1,097	82,857	1.3%
Washington County Solid Waste Mgt Dist	1,814	13,935	5,753	149	21,651	664,108	3.3%
Blue River Fire Protection Dist	0	0	0	7	7	33,097	0.0%
TIF - Washington County Economic	0	0	0	0	0	28,323	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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Wayne County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

The average homeowner saw a 3.5% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 25.3% lower than they were in 2007, before the property tax reforms.

Comparable Homestead Property Tax Changes in Wayne County

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	10,482	63.0%	1,309	7.9%
No Change	718	4.3%	147	0.9%
Lower Tax Bill	5,439	32.7%	15,183	91.2%
Average Change in Tax Bill	**-3.5%**		**-25.3%**	
Detailed Change in Tax Bill				
20% or More	769	4.6%	892	5.4%
10% to 19%	2,639	15.9%	168	1.0%
1% to 9%	7,074	42.5%	249	1.5%
0%	718	4.3%	147	0.9%
-1% to -9%	2,564	15.4%	714	4.3%
-10% to -19%	1,346	8.1%	2,447	14.7%
-20% to -29%	913	5.5%	3,846	23.1%
-30% to -39%	311	1.9%	4,028	24.2%
-40% to -49%	80	0.5%	2,055	12.4%
-50% to -59%	35	0.2%	484	2.9%
-60% to -69%	39	0.2%	339	2.0%
-70% to -79%	22	0.1%	285	1.7%
-80% to -89%	18	0.1%	211	1.3%
-90% to -99%	12	0.1%	153	0.9%
-100%	99	0.6%	621	3.7%
Total	**16,639**	**100.0%**	**16,639**	**100.0%**

Note: Percentages may not total due to rounding.

91.2% of homeowners saw lower tax bills in 2010 than in 2007.

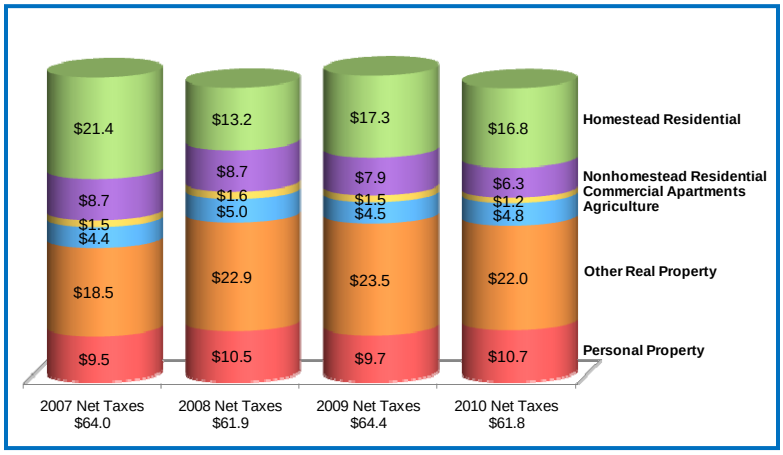
78.1% of homeowners saw tax changes ranging between +19% and -9% from 2009 to 2010.

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

Wayne County Overview

The decline in homeowner tax bills was slightly larger than the state average, mainly because Wayne County homeowners benefited more from the one percent tax cap than did homeowners in the average county. This was due to the higher-than-average tax rates in Wayne County taxing districts. Two factors partly offset these tax reductions. Property tax levies increased 4.8% in Wayne County in 2010, more than the state average increase of 2.4%. Levies increased for the Richmond City debt service and pension funds, for the Centerville-Abington School Corporation bus replacement fund, and for the Richmond School Corporation debt service and bus replacement funds. In addition, the assessed value of commercial and industrial real property fell in Wayne County in 2010, resulting in tax rate increases. Wayne County does not provide local homestead credits.

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



Net tax bills for all taxpayers decreased 4.1% in Wayne County from 2009 to 2010. This was greater than the statewide reduction of 1.4%. In 2010 apartment owners saw a 19.4% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 20.2% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 6.2% decrease and 9.8% increase, respectively, in tax bills in 2010. These changes in tax

bills were mainly due to the increase in Wayne County property tax levies and changes in assessed value. Business real property assessments were reduced by 8.3%, while business personal property assessments grew by 3.4%. The tightening of the tax caps from 3.5% to 3% also contributed to the tax changes for commercial and industrial property.

Agricultural business property saw a 4.7% increase in tax payments in 2010 because of the Wayne County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010

Tax Cap Credits

Tax cap credits in Wayne County in 2010 amounted to 8.5% of the total property tax levy. The statewide average was 6.3%. The larger percentage loss in the county was mostly due to higher-than-average tax rates in Wayne County. Tax rates in 22 of 35 total taxing districts exceeded $2, so a large amount of housing in the 2% cap category was eligible for credits. The districts with $2-plus tax rates included 6 of 17 rural taxing districts, indicating that a large amount of farmland also qualified for tax cap credits. Commercial and industrial properties in the 3% tax cap category qualified for credits in some portions of the county because the tax rates in 9 taxing districts exceeded $3. Just over 19% of the homesteads in the county qualified for credits in the 1% category.

2010 Circuit Breaker Credits by Cap Category
Wayne County Total $5,486,825

1%	2%	3%	Elderly
$1,579,210	$3,605,907	$300,900	$809
28.8%	65.7%	5.5%	0.0%

Wayne County, Richmond City, and the Richmond Community School Corporation saw most of the revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Centerville lost the most, at 23.1%. Losses were greatest for units that overlapped the municipalities in the county because these tax districts had the highest tax rates.

The Effects of Recession

In Wayne County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.6% in December 2007 to 12.0% in July 2009. Job losses and income declines contributed to a 4.7% drop in local income tax revenue. Because part of this revenue is used for property tax levy relief, property tax levies were nudged up by the income loss.

Wayne County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	2,133,594,600	2,106,677,700	-1.3%
Other Residential	285,427,900	278,540,000	-2.4%
Ag Business/Land	224,141,900	233,812,900	4.3%
Business Real/Personal	1,717,270,230	1,627,584,340	-5.2%
Total	**$4,360,434,630**	**$4,246,614,940**	**-2.6%**

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

In Wayne County, the gross assessed value of business real and personal property fell 5.2% in 2010. Most other assessment categories also decreased, and total gross assessed value in Wayne County decreased 2.6%. This was lower than the state average increase of 0.6%.

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

Wayne County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*81,576,603*	*82,868,889*	*58,480,756*	*61,283,040*	*1.6%*	*-29.4%*	*4.8%*
State Unit	61,252	63,687	0	0	4.0%	-100.0%	
Wayne County	17,140,361	16,386,005	15,877,344	15,869,920	-4.4%	-3.1%	0.0%
Abington Township	48,224	50,885	50,691	52,517	5.5%	-0.4%	3.6%
Boston Township	51,146	82,398	81,528	74,719	61.1%	-1.1%	-8.4%
Center Township	81,409	84,796	86,774	90,431	4.2%	2.3%	4.2%
Clay Township	49,262	51,205	51,117	53,132	3.9%	-0.2%	3.9%
Dalton Township	14,182	8,249	8,229	10,343	-41.8%	-0.2%	25.7%
Franklin Township	36,294	38,128	39,554	40,688	5.1%	3.7%	2.9%
Greene Township	59,217	60,606	62,920	64,327	2.3%	3.8%	2.2%
Harrison Township	16,339	20,148	20,980	21,753	23.3%	4.1%	3.7%
Jackson Township	101,700	105,300	103,463	111,482	3.5%	-1.7%	7.8%
Jefferson Township	82,622	78,961	82,214	84,638	-4.4%	4.1%	2.9%
New Garden Township	56,871	58,380	59,691	61,306	2.7%	2.2%	2.7%
Perry Township	44,447	45,852	46,113	47,662	3.2%	0.6%	3.4%
Washington Township	28,086	29,794	29,276	30,296	6.1%	-1.7%	3.5%
Wayne Township	941,941	967,394	993,777	1,030,746	2.7%	2.7%	3.7%
Webster Township	64,266	64,454	70,086	72,068	0.3%	8.7%	2.8%
Richmond Civil City	14,845,196	15,363,326	13,779,842	14,435,116	3.5%	-10.3%	4.8%
Boston Civil Town	1,965	2,042	2,100	2,182	3.9%	2.8%	3.9%
Cambridge City Civil Town	530,194	550,285	558,507	585,890	3.8%	1.5%	4.9%
Centerville Civil Town	475,112	476,016	504,848	496,234	0.2%	6.1%	-1.7%
Dublin Civil Town	40,855	46,391	46,855	49,829	13.6%	1.0%	6.3%
East Germantown Civil Town	9,628	10,262	10,955	11,328	6.6%	6.8%	3.4%
Economy Civil Town	18,035	18,586	19,162	20,036	3.1%	3.1%	4.6%
Fountain City Civil Town	106,294	111,085	114,503	119,878	4.5%	3.1%	4.7%
Greens Fork Civil Town	58,199	59,846	62,130	62,129	2.8%	3.8%	0.0%
Hagerstown Civil Town	627,043	646,579	661,247	696,094	3.1%	2.3%	5.3%
Milton Civil Town	54,553	57,797	58,862	61,488	5.9%	1.8%	4.5%
Mount Auburn Civil Town	7,294	7,367	6,076	6,076	1.0%	-17.5%	0.0%
Spring Grove Civil Town	74,632	75,385	78,372	78,362	1.0%	4.0%	0.0%
Whitewater Civil Town	0	0	0	0			
Nettle Creek School Corp	3,733,125	3,724,815	1,991,289	2,151,793	-0.2%	-46.5%	8.1%
Western Wayne School Corp	3,206,540	3,346,611	1,825,794	1,911,062	4.4%	-45.4%	4.7%
Centerville-Abington Community School Corp	5,766,090	6,577,015	3,463,382	3,999,709	14.1%	-47.3%	15.5%
Northeastern Wayne School Corp	3,314,799	3,419,485	1,992,816	2,152,167	3.2%	-41.7%	8.0%
Richmond Community School Corp	22,625,971	22,613,573	8,624,174	9,190,175	-0.1%	-61.9%	6.6%
Cambridge City Public Library	125,042	123,516	127,950	132,531	-1.2%	3.6%	3.6%
Centerville Public Library	380,363	320,665	355,839	371,708	-15.7%	11.0%	4.5%
Dublin Public Library	15,273	16,589	16,899	17,613	8.6%	1.9%	4.2%
Hagerstown Public Library	173,584	180,995	185,670	194,632	4.3%	2.6%	4.8%
Richmond-Morrisson-Reeves Public Library	1,556,806	1,591,754	1,186,225	1,501,025	2.2%	-25.5%	26.5%
Wayne County Contractual Library	104,778	108,817	76,445	100,332	3.9%	-29.7%	31.2%
Richmond Sanitary	4,648,147	4,956,066	5,067,057	5,219,623	6.6%	2.2%	3.0%
W. U. R. Solid Waste Mgt Dist	0	0	0	0			
Richmond Redevelopment Comm	199,466	267,779	0	0	34.2%	-100.0%	

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
89001	Abington Township	2.4105	--	4.4233%	--	--	--	--	--	2.3039
89002	Boston Township	1.5118	--	4.4233%	--	--	--	--	--	1.4449
89003	Boston Town	1.4719	--	4.4233%	--	--	--	--	--	1.4068
89004	Center Township	2.4507	--	4.4233%	--	--	--	--	--	2.3423
89005	Center Township - Sanitary	2.8323	--	4.4233%	--	--	--	--	--	2.7070
89006	Richmond City-Center Twp	3.9563	--	4.4233%	--	--	--	--	--	3.7813
89007	Centerville Town	3.3553	--	4.4233%	--	--	--	--	--	3.2069
89008	Clay Township	1.9109	--	4.4233%	--	--	--	--	--	1.8264
89009	Greens Fork Town	3.2651	--	4.4233%	--	--	--	--	--	3.1207
89010	Dalton Township	1.7952	--	4.4233%	--	--	--	--	--	1.7158
89011	Franklin Township	1.9133	--	4.4233%	--	--	--	--	--	1.8287
89012	Whitewater Town	1.8519	--	4.4233%	--	--	--	--	--	1.7700
89013	Greene Township	1.9826	--	4.4233%	--	--	--	--	--	1.8949
89014	Harrison Township	1.8442	--	4.4233%	--	--	--	--	--	1.7626
89015	Jackson Township	2.0277	--	4.4233%	--	--	--	--	--	1.9380
89016	Cambridge City Town	3.3601	--	4.4233%	--	--	--	--	--	3.2115
89017	Dublin Town	2.6097	--	4.4233%	--	--	--	--	--	2.4943
89018	East Germantown Town	2.2531	--	4.4233%	--	--	--	--	--	2.1534
89019	Mount Auburn Town	2.2184	--	4.4233%	--	--	--	--	--	2.1203
89020	Jefferson Township	1.9910	--	4.4233%	--	--	--	--	--	1.9029
89021	Hagerstown Town	3.4006	--	4.4233%	--	--	--	--	--	3.2502
89022	New Garden Township	1.9581	--	4.4233%	--	--	--	--	--	1.8715
89023	Fountain City Town	3.0078	--	4.4233%	--	--	--	--	--	2.8748
89024	Perry Township	1.9300	--	4.4233%	--	--	--	--	--	1.8446
89025	Economy Town	2.9032	--	4.4233%	--	--	--	--	--	2.7748
89026	Washington Township	1.9698	--	4.4233%	--	--	--	--	--	1.8827
89027	Milton Town	3.0406	--	4.4233%	--	--	--	--	--	2.9061
89028	Wayne Township	1.7790	--	4.4233%	--	--	--	--	--	1.7003
89029	Wayne Township - Sanitary	2.1606	--	4.4233%	--	--	--	--	--	2.0650
89030	Richmond City-Wayne Twp	3.0084	--	4.4233%	--	--	--	--	--	2.8753
89031	Spring Grove Town	2.3930	--	4.4233%	--	--	--	--	--	2.2872
89032	Webster Township	2.0317	--	4.4233%	--	--	--	--	--	1.9418
89033	Richmond Boston Twp Airport	2.9115	--	4.4233%	--	--	--	--	--	2.7827
89034	Richmond City-Webster Twp	3.4029	--	4.4233%	--	--	--	--	--	3.2524
89035	Centerville North	2.4157	--	4.4233%	--	--	--	--	--	2.3088

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Wayne County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*1,578,309*	*3,529,261*	*285,480*	*809*	*5,393,859*	*61,283,040*	*8.8%*
TIF Total	*901*	*76,646*	*15,420*	*0*	*92,966*	*3,328,287*	*2.8%*
County Total	*1,579,210*	*3,605,907*	*300,900*	*809*	*5,486,825*	*64,611,327*	*8.5%*
Wayne County	366,733	815,005	58,144	211	1,240,093	15,869,920	7.8%
Abington Township	1,275	3,891	0	0	5,165	52,517	9.8%
Boston Township	0	0	0	1	1	74,719	0.0%
Center Township	3,701	5,741	396	10	9,847	90,431	10.9%
Clay Township	6	201	28	0	235	53,132	0.4%
Dalton Township	0	0	0	0	0	10,343	0.0%
Franklin Township	30	0	0	0	30	40,688	0.1%
Greene Township	6	0	0	0	6	64,327	0.0%
Harrison Township	0	0	0	0	0	21,753	0.0%
Jackson Township	1,061	4,561	1,507	0	7,129	111,482	6.4%
Jefferson Township	1,310	1,961	1,155	2	4,429	84,638	5.2%
New Garden Township	170	514	2	0	686	61,306	1.1%
Perry Township	1	103	0	0	104	47,662	0.2%
Washington Township	36	177	3	0	216	30,296	0.7%
Wayne Township	16,633	34,155	553	13	51,354	1,030,746	5.0%
Webster Township	56	432	0	0	488	72,068	0.7%
Richmond Civil City	430,772	978,773	32,851	29	1,442,426	14,435,116	10.0%
Boston Civil Town	0	0	0	0	0	2,182	0.0%
Cambridge City Civil Town	16,590	58,795	25,487	0	100,872	585,890	17.2%
Centerville Civil Town	30,210	72,802	11,366	16	114,393	496,234	23.1%
Dublin Civil Town	159	3,605	0	0	3,764	49,829	7.6%
East Germantown Civil Town	0	471	0	0	471	11,328	4.2%
Economy Civil Town	17	2,237	0	0	2,253	20,036	11.2%
Fountain City Civil Town	2,797	12,730	59	0	15,586	119,878	13.0%
Greens Fork Civil Town	283	9,514	1,345	0	11,143	62,129	17.9%
Hagerstown Civil Town	38,781	58,801	34,637	12	132,231	696,094	19.0%
Milton Civil Town	585	9,685	138	9	10,417	61,488	16.9%
Mount Auburn Civil Town	14	158	0	0	171	6,076	2.8%
Spring Grove Civil Town	541	2,890	0	0	3,430	78,362	4.4%
Whitewater Civil Town	0	0	0	0	0	0	
Nettle Creek School Corp	27,493	49,675	25,138	29	102,335	2,151,793	4.8%
Western Wayne School Corp	15,731	72,448	21,261	9	109,450	1,911,062	5.7%
Centerville-Abington Community School Corp	161,254	305,088	39,607	316	506,266	3,999,709	12.7%
Northeastern Wayne School Corp	4,109	15,155	65	0	19,329	2,152,167	0.9%
Richmond Community School Corp	239,504	536,866	9,292	40	785,702	9,190,175	8.5%
Cambridge City Public Library	1,131	4,748	1,564	1	7,444	132,531	5.6%
Centerville Public Library	15,921	28,481	4,258	34	48,695	371,708	13.1%
Dublin Public Library	56	1,274	0	0	1,330	17,613	7.6%
Hagerstown Public Library	4,746	7,152	4,213	5	16,117	194,632	8.3%
Richmond-Morrisson-Reeves Public Library	40,456	90,684	1,570	6	132,715	1,501,025	8.8%
Wayne County Contractual Library	330	1,277	26	0	1,633	100,332	1.6%
Richmond Sanitary	155,811	339,212	10,816	65	505,904	5,219,623	9.7%
W. U. R. Solid Waste Mgt Dist	0	0	0	0	0	0	
Richmond Redevelopment Comm	0	0	0	0	0	0	
TIF - Richmond Wayne	901	76,646	3,232	0	80,778	1,940,219	4.2%
TIF - Richmond Wayne Exp	0	0	4	0	4	1,493	0.3%
TIF - Johns Manville	0	0	12	0	12	651,056	0.0%
TIF - Richmond Center	0	0	11,598	0	11,598	363,771	3.2%
TIF - Richmond Center Exp	0	0	574	0	574	44,844	1.3%
TIF - Taconic Farms	0	0	0	0	0	27,989	0.0%
TIF - DOT Foods	0	0	0	0	0	288,597	0.0%
TIF - RCF Kitchens Indiana	0	0	0	0	0	10,317	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.

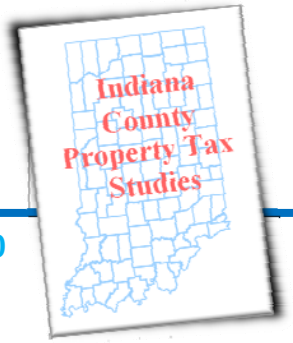
Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property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

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Wells County
with comparisons between 2007 and 2010



Legislative Services Agency **July 2010**

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

Comparable Homestead Property Tax Changes in Wells County

The average homeowner saw a 1.6% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 54.9% lower than they were in 2007, before the property tax reforms.

97.9% of homeowners saw lower tax bills in 2010 than in 2007.

82.7% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 50% and 69% decrease in their tax bills from 2007 to 2010.

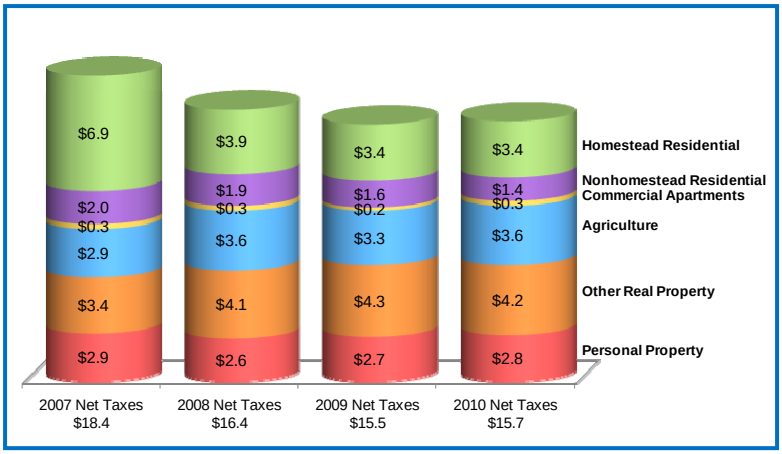
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	4,614	62.7%	140	1.9%
No Change	95	1.3%	13	0.2%
Lower Tax Bill	2,654	36.0%	7,210	97.9%
Average Change in Tax Bill	**-1.6%**		**-54.9%**	
Detailed Change in Tax Bill				
20% or More	168	2.3%	62	0.8%
10% to 19%	222	3.0%	27	0.4%
1% to 9%	4,224	57.4%	51	0.7%
0%	95	1.3%	13	0.2%
-1% to -9%	1,766	24.0%	104	1.4%
-10% to -19%	335	4.5%	170	2.3%
-20% to -29%	148	2.0%	271	3.7%
-30% to -39%	104	1.4%	486	6.6%
-40% to -49%	73	1.0%	891	12.1%
-50% to -59%	58	0.8%	1,544	21.0%
-60% to -69%	59	0.8%	1,987	27.0%
-70% to -79%	39	0.5%	1,242	16.9%
-80% to -89%	23	0.3%	250	3.4%
-90% to -99%	21	0.3%	161	2.2%
-100%	28	0.4%	104	1.4%
Total	**7,363**	**100.0%**	**7,363**	**100.0%**

Note: Percentages may not total due to rounding.

Wells County Overview

The decline in homeowner tax bills was similar to the state average of 2.1%. Property tax levies increased 2.4% in Wells County in 2010, identical to the state average increase of 2.4%. The Southern Wells School Corporation passed a school referendum, which added to the property tax levy. The Northern Wells School Corporation school pension debt and transportation funds and the Bluffton-Harrison School Corporation debt service and bus replacement funds also saw levy increases. Wells County homeowners did not benefit from the one percent property tax cap because Wells has a substantial property tax credit for homeowners that holds tax bills below the tax cap threshold.

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



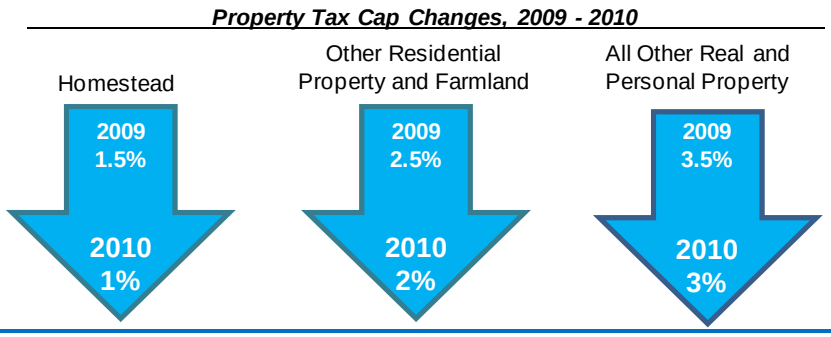
Net tax bills for all taxpayers increased 1.2% in Wells County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 7.0% increase in tax bills. This large increase was due mainly to new investment. Existing apartment parcels declined by 5.8%, caused mainly by the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw an 11.0% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 0.2% decrease and 3.9% increase, respectively, in tax bills in 2010. These changes in tax bills were mainly due to changes in assessed value. After deductions

and exemptions, business real property net assessed value grew by 0.3%, while personal property net assessed value grew by 6.7%. Commercial and industrial property did not benefit from the tightened tax caps because Wells County's tax rates were not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 6.7% increase in tax payments in 2010 because of the Wells County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Wells County in 2010 amounted to 0.4% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was mostly due to much lower-than-average tax rates and the county's large homestead tax credits, funded by local option income taxes. Net tax rates, after considering LOIT-funded credits, were too low for most properties to qualify for circuit breaker credits. No properties qualified for credits under the 1% or 3% caps. Tax rates in 4 of 22 total taxing districts exceeded $2, so housing in the 2% cap category was eligible for credits in those districts. A small amount of breaker credits was allocated to low-income, elderly homeowners under the 2% annual growth limit for their net taxes.

2010 Circuit Breaker Credits by Cap Category
Wells County Total $74,212

1%	2%	3%	Elderly
$0	$72,836	$0	$1,376
0.0%	98.2%	0.0%	1.9%

Wells County, Bluffton City, and the M.S.D. Bluffton-Harrison School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, the town of Markle and the Huntington Library lost the most, at 5.3% each.

The Effects of Recession

In Wells County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 3.9% in December 2007 to 10.5% in July 2009. Despite job losses, local income tax revenue grew by 5.6%.

Wells County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,026,380,500	1,017,135,900	-0.9%
Other Residential	82,614,200	85,301,900	3.3%
Ag Business/Land	274,364,000	296,398,600	8.0%
Business Real/Personal	530,265,180	628,929,213	18.6%
Total	**$1,913,623,880**	**$2,027,765,613**	**6.0%**

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

In Wells County, the gross assessed value of business real and personal property increased 18.6% in 2010. Most other assessment categories increased, and total gross assessed value in Wells County rose 6.0%. This was higher than the state average increase of 0.6%.

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

Wells County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*27,357,019*	*29,168,567*	*17,795,686*	*18,225,963*	*6.6%*	*-39.0%*	*2.4%*
State Unit	28,950	32,733	0	0	13.1%	-100.0%	
Wells County	4,488,422	4,260,700	3,621,671	3,484,462	-5.1%	-15.0%	-3.8%
Chester Township	25,685	26,412	26,303	26,475	2.8%	-0.4%	0.7%
Harrison Township	308,760	117,437	107,580	105,681	-62.0%	-8.4%	-1.8%
Jackson Township	13,446	14,324	14,401	13,988	6.5%	0.5%	-2.9%
Jefferson Township	67,508	68,875	64,571	63,818	2.0%	-6.2%	-1.2%
Lancaster Township	62,431	61,762	61,302	59,661	-1.1%	-0.7%	-2.7%
Liberty Township	26,326	35,941	35,322	34,600	36.5%	-1.7%	-2.0%
Nottingham Township	19,551	19,234	56,466	41,531	-1.6%	193.6%	-26.4%
Rockcreek Township	33,374	34,083	32,499	44,051	2.1%	-4.6%	35.5%
Union Township	28,614	28,829	26,963	26,584	0.8%	-6.5%	-1.4%
Bluffton Civil City	2,492,043	2,487,526	2,348,216	2,294,924	-0.2%	-5.6%	-2.3%
Zanesville Civil Town	25,872	27,492	25,212	24,294	6.3%	-8.3%	-3.6%
Markle Civil Town	130,884	168,975	167,484	172,619	29.1%	-0.9%	3.1%
Ossian Civil Town	464,166	467,919	410,963	456,068	0.8%	-12.2%	11.0%
Poneto Civil Town	26,911	26,766	26,200	3,196	-0.5%	-2.1%	-87.8%
Uniondale Civil Town	19,277	19,711	18,704	18,566	2.3%	-5.1%	-0.7%
Vera Cruz Civil Town	2,802	2,634	2,166	2,249	-6.0%	-17.8%	3.8%
Southern Wells Community School Corp	2,790,494	3,230,778	1,539,979	1,760,660	15.8%	-52.3%	14.3%
Northern Wells Community School Corp	9,078,458	10,498,505	4,440,835	4,710,721	15.6%	-57.7%	6.1%
M.S.D. Bluffton-Harrison School Corp	5,897,531	6,223,301	3,466,506	3,616,697	5.5%	-44.3%	4.3%
Wells County Public Library	1,184,637	1,176,626	1,159,585	1,117,751	-0.7%	-1.4%	-3.6%
Huntington Library	35,934	34,351	38,775	44,025	-4.4%	12.9%	13.5%
Wells County Solid Waste Mgt Dist	104,943	103,653	103,983	103,342	-1.2%	0.3%	-0.6%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
90001	Chester Township	1.1181	--	4.7777%	--	15.3448%	--	22.8352%	--	0.6378
90002	Poneto Town-Chester Township	1.1880	--	4.7777%	--	--	--	22.8352%	--	0.8600
90003	Harrison Township	1.5553	--	4.7777%	--	21.9565%	--	22.8352%	--	0.7843
90004	Bluffton City-Harrison Township	2.1549	--	4.7777%	--	39.7972%	--	22.8352%	--	0.7023
90005	Poneto Town-Harrison Township	1.6171	--	4.7777%	--	--	--	22.8352%	--	1.1706
90006	Verra Cruz Town	1.6797	--	4.7777%	--	7.6038%	--	22.8352%	--	1.0882
90007	Jackson Township	1.1094	--	4.7777%	--	9.0543%	--	22.8352%	--	0.7026
90008	Jefferson Township	1.1871	--	4.7777%	--	6.3319%	--	22.8352%	--	0.7841
90009	Ossian Town	1.5468	--	4.7777%	--	19.3089%	--	22.8352%	--	0.8210
90010	Lancaster Township	1.1599	--	4.7777%	--	21.2828%	--	22.8352%	--	0.5928
90011	Bluffton City-Lancaster Twp-N Wells Schl	1.7829	--	4.7777%	--	26.4477%	--	22.8352%	--	0.8191
90012	Bluffton City-Lancaster Twp-Bluffton Schl	2.1502	--	4.7777%	--	21.4978%	--	22.8352%	--	1.0942
90013	Liberty Township	1.1388	--	4.7777%	--	29.8531%	--	22.8352%	--	0.4844
90014	Poneto Town-Liberty Twp	1.2000	--	4.7777%	--	72.3871%	--	22.8352%	--	0.0000
90015	Nottingham Township	1.1474	--	4.7777%	--	10.8623%	--	22.8352%	--	0.7059
90016	Rockcreek Township	1.1951	--	4.7777%	--	22.0716%	--	22.8352%	--	0.6013
90017	Markle Town-Rockcreek Township	2.3688	--	4.7777%	--	33.7606%	--	22.8352%	--	0.9150
90018	Uniondale Town-Rockcreek Twp	1.5712	--	4.7777%	--	2.8051%	--	22.8352%	--	1.0933
90019	Union Township	1.1637	--	4.7777%	--	4.4363%	--	22.8352%	--	0.7907
90020	Markle Town-Union Township	2.3624	--	4.7777%	--	--	--	22.8352%	--	1.7101
90021	Uniondale Town-Union Township	1.5648	--	4.7777%	--	72.3871%	--	22.8352%	--	0.0000
90022	Zanesville Town-Union Township	1.4603	--	4.7777%	--	7.6581%	--	22.8352%	--	0.9452

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Wells County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*0*	*72,464*	*0*	*1,376*	*73,840*	*18,225,963*	*0.4%*
TIF Total	*0*	*372*	*0*	*0*	*372*	*171,506*	*0.2%*
County Total	*0*	*72,836*	*0*	*1,376*	*74,212*	*18,397,469*	*0.4%*
Wells County	0	9,388	0	343	9,731	3,484,462	0.3%
Chester Township	0	0	0	0	0	26,475	0.0%
Harrison Township	0	497	0	2	499	105,681	0.5%
Jackson Township	0	0	0	0	0	13,988	0.0%
Jefferson Township	0	0	0	0	0	63,818	0.0%
Lancaster Township	0	12	0	0	12	59,661	0.0%
Liberty Township	0	0	0	58	58	34,600	0.2%
Nottingham Township	0	0	0	0	0	41,531	0.0%
Rockcreek Township	0	155	0	1	156	44,051	0.4%
Union Township	0	7	0	0	7	26,584	0.0%
Bluffton Civil City	0	15,260	0	71	15,330	2,294,924	0.7%
Zanesville Civil Town	0	0	0	0	0	24,294	0.0%
Markle Civil Town	0	9,215	0	0	9,215	172,619	5.3%
Ossian Civil Town	0	0	0	0	0	456,068	0.0%
Poneto Civil Town	0	0	0	0	0	3,196	0.0%
Uniondale Civil Town	0	0	0	23	23	18,566	0.1%
Vera Cruz Civil Town	0	0	0	0	0	2,249	0.0%
Southern Wells Community School Corp	0	0	0	594	594	1,760,660	0.0%
Northern Wells Community School Corp	0	6,521	0	40	6,561	4,710,721	0.1%
M.S.D. Bluffton-Harrison School Corp	0	26,547	0	123	26,671	3,616,697	0.7%
Wells County Public Library	0	2,233	0	111	2,344	1,117,751	0.2%
Huntington Library	0	2,350	0	0	2,350	44,025	5.3%
Wells County Solid Waste Mgt Dist	0	278	0	10	289	103,342	0.3%
TIF - Adams Street #1	0	370	0	0	370	158,835	0.2%
TIF - Adams Street #2 BH	0	2	0	0	2	32	7.8%
TIF - Adams Street #2 BIL/NW	0	0	0	0	0	12,639	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.

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
White County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

The average homeowner saw a 1.0% tax bill increase from 2009 to 2010.

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

93.6% of homeowners saw lower tax bills in 2010 than in 2007.

57.9% of homeowners saw tax increases of between 1% and 9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 20% and 49% decrease in their tax bills from 2007 to 2010.

Comparable Homestead Property Tax Changes in White County

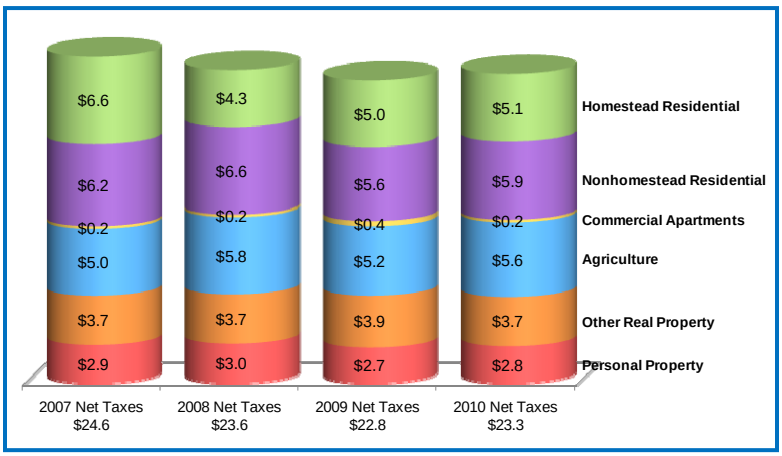
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	4,384	66.0%	402	6.1%
No Change	149	2.2%	23	0.3%
Lower Tax Bill	2,110	31.8%	6,218	93.6%
Average Change in Tax Bill	**1.0%**		**-31.4%**	
Detailed Change in Tax Bill				
20% or More	257	3.9%	174	2.6%
10% to 19%	284	4.3%	71	1.1%
1% to 9%	3,843	57.9%	157	2.4%
0%	149	2.2%	23	0.3%
-1% to -9%	1,442	21.7%	320	4.8%
-10% to -19%	350	5.3%	662	10.0%
-20% to -29%	124	1.9%	1,142	17.2%
-30% to -39%	43	0.6%	1,612	24.3%
-40% to -49%	51	0.8%	1,158	17.4%
-50% to -59%	37	0.6%	626	9.4%
-60% to -69%	9	0.1%	278	4.2%
-70% to -79%	21	0.3%	136	2.0%
-80% to -89%	9	0.1%	94	1.4%
-90% to -99%	2	0.0%	76	1.1%
-100%	22	0.3%	114	1.7%
Total	**6,643**	**100.0%**	**6,643**	**100.0%**

Note: Percentages may not total due to rounding.

White County Overview

The slightly larger-than-average increase in homeowner tax bills occurred because White County homeowners were less likely to benefit from the one percent tax cap than were homeowners in the average county. This was primarily because most White County tax rates are lower than average. Property tax levies increased 1.3% in White County in 2010, slightly less than the state average increase of 2.4%. Increases in the levies for the North White and the Frontier School Corporation debt service funds were nearly offset by decreases in the county cumulative building and hospital lease rental funds and in several Twin Lakes School Corporation funds.

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



Net tax bills for all taxpayers increased 1.7% in White County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 31.8% decrease in tax bills. This large decrease was due mainly to a 25.7% decline in apartment assessed values and partly to the tightening of the tax caps from 2.5% to 2% for rental housing. Nonhomestead residential property (mostly small rental residences) saw a 4.0% increase in tax bills, mainly due to reclassification of property. Taxes for parcels that were classified as nonhomestead residential in both 2009 and 2010 declined by 1.1%, partly due to the tightening of the tax caps. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 5.7% decrease and a 2.0% increase, respectively, in tax

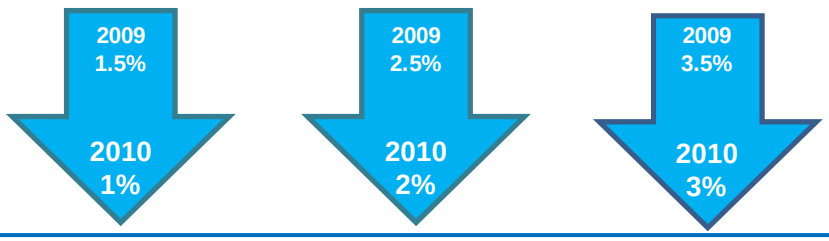
bills in 2010. The 5.7% decrease in other real property taxes was mainly due to reclassification of property. Taxes for parcels that were classified as other real in both 2009 and 2010 grew by 1.0%. The 1.0% tax increase on these other real parcels and the 2.0% increase in personal property taxes were mainly due to assessed value and tax rate changes. Commercial and industrial property did not benefit from the tightened tax caps, because White County's tax rates were not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 6.7% increase in tax payments in 2010 because of the White County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010



Tax Cap Credits

Tax cap credits in White County in 2010 amounted to 1.0% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was mainly due to much lower-than-average tax rates in White County. Tax rates in 4 of 23 total taxing districts exceeded $2, so only a small amount of housing in the 2% cap category was eligible for credits. No commercial or industrial properties in the 3% tax cap category qualified for credits, because all tax rates were under $3. Only a small share of homesteads qualified for credits in the 1% category because of low tax rates and large local homestead credits.

2010 Circuit Breaker Credits by Cap Category
White County Total $233,592

1%	2%	3%	Elderly
$42,948	$190,338	$0	$306
18.4%	81.5%	0.0%	0.1%

White County, Monticello City, and the Twin Lakes Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Monon lost the most, at 9.6%. Losses were greatest for units that overlapped the municipalities of Monon, Wolcott, and Monticello, because these tax districts had the highest tax rates.

The Effects of Recession

In White County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.7% in December 2007 to 10.9% in July 2009. Despite job losses, local income tax revenue grew by 3.5%.

White County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	956,228,630	954,088,010	-0.2%
Other Residential	426,015,400	423,154,200	-0.7%
Ag Business/Land	416,383,230	434,328,100	4.3%
Business Real/Personal	441,668,800	455,716,490	3.2%
Total	**$2,240,296,060**	**$2,267,286,800**	**1.2%**

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

In White County, the gross assessed value of business real and personal property increased 3.2% in 2010. Most other assessment categories decreased, and total gross assessed value in White County rose 1.2%. This was higher than the state average increase of 0.6%.

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

White County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*34,379,262*	*34,661,502*	*23,299,158*	*23,600,765*	*0.8%*	*-32.8%*	*1.3%*
State Unit	38,596	39,919	0	0	3.4%	-100.0%	
White County	6,442,378	6,347,120	6,484,775	6,390,185	-1.5%	2.2%	-1.5%
Big Creek Township	25,895	26,622	27,760	28,426	2.8%	4.3%	2.4%
Cass Township	16,071	16,555	17,328	15,382	3.0%	4.7%	-11.2%
Honey Creek Township	54,127	55,311	57,695	58,108	2.2%	4.3%	0.7%
Jackson Township	19,428	19,921	20,590	20,329	2.5%	3.4%	-1.3%
Liberty Township	0	0	0	0			
Lincoln Township	24,555	24,668	25,602	25,714	0.5%	3.8%	0.4%
Monon Township	126,823	129,344	133,825	134,477	2.0%	3.5%	0.5%
Prairie Township	40,148	42,120	43,989	44,559	4.9%	4.4%	1.3%
Princeton Township	40,329	41,596	43,146	41,905	3.1%	3.7%	-2.9%
Round Grove Township	26,967	26,847	27,114	24,694	-0.4%	1.0%	-8.9%
Union Township	223,355	231,076	239,342	243,190	3.5%	3.6%	1.6%
West Point Township	14,482	14,984	14,075	13,358	3.5%	-6.1%	-5.1%
Monticello Civil City	2,372,841	2,398,069	2,430,345	2,481,533	1.1%	1.3%	2.1%
Brookston Civil Town	183,117	185,709	198,360	204,954	1.4%	6.8%	3.3%
Burnettsville Civil Town	13,155	13,461	14,267	14,620	2.3%	6.0%	2.5%
Chalmers Civil Town	59,193	66,252	68,329	68,299	11.9%	3.1%	0.0%
Monon Civil Town	286,777	290,166	307,719	310,061	1.2%	6.0%	0.8%
Reynolds Civil Town	61,270	61,946	66,088	66,467	1.1%	6.7%	0.6%
Wolcott Civil Town	234,259	240,587	253,194	251,491	2.7%	5.2%	-0.7%
Pioneer Regional School Corp	325,891	327,155	232,650	223,258	0.4%	-28.9%	-4.0%
North White School Corp	6,214,712	6,159,396	3,006,831	3,296,401	-0.9%	-51.2%	9.6%
Frontier School Corp	3,661,138	3,699,251	1,941,348	2,169,062	1.0%	-47.5%	11.7%
Tri County School Corp	3,241,682	3,228,912	1,638,701	1,658,092	-0.4%	-49.2%	1.2%
Twin Lakes Community School Corp	9,884,773	10,210,307	5,219,956	5,094,402	3.3%	-48.9%	-2.4%
Brookston Public Library	144,985	148,993	156,264	120,398	2.8%	4.9%	-23.0%
Monon Public Library	208,929	213,307	221,692	213,362	2.1%	3.9%	-3.8%
Monticello Public Library	292,504	304,087	305,640	326,566	4.0%	0.5%	6.8%
Wolcott Public Library	60,790	57,918	61,160	61,472	-4.7%	5.6%	0.5%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0			
Monticello Redevelopment Comm	40,092	39,903	41,373	0	-0.5%	3.7%	-100.0%

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

			Credit Rates							
Dist #	Taxing District	Tax Rate	LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
91001	Big Creek Township	1.3549	--	4.3811%	--	8.6577%	--	--	--	1.1782
91002	Chalmers Town	2.0844	--	4.3811%	--	1.6114%	--	--	--	1.9595
91003	Cass Township-Pioneer Regional Scl	1.4629	--	4.3811%	--	3.1231%	--	--	--	1.3531
91004	Cass Township-Twin Lakes Schl	1.1089	--	4.3811%	--	13.0133%	--	--	--	0.9160
91005	Honey Creek Twp-North White Schl	1.2514	--	4.3811%	--	21.0805%	--	--	--	0.9328
91006	Honey Creek Twp-Twin Lakes Schl	1.1529	--	4.3811%	--	3.9099%	--	--	--	1.0573
91007	Reynolds Town	1.8110	--	4.3811%	--	9.1604%	--	--	--	1.5658
91008	Jackson Township	1.2171	--	4.3811%	--	9.9939%	--	--	--	1.0421
91009	Burnettsville Town	1.3642	--	4.3811%	--	9.5610%	--	--	--	1.1740
91010	Liberty Township-North White Schl	1.1655	--	4.3811%	--	0.7283%	--	--	--	1.1059
91011	Liberty Township-Twin Lakes Schl	1.0670	--	4.3811%	--	0.0679%	--	--	--	1.0195
91012	Lincoln Township	1.1586	--	4.3811%	--	11.2417%	--	--	--	0.9776
91013	Monon Township	1.3405	--	4.3811%	--	10.0345%	--	--	--	1.1473
91014	Monon Town	2.5638	--	4.3811%	--	3.5471%	--	--	--	2.3605
91015	Prairie Township	1.4058	--	4.3811%	--	3.2938%	--	--	--	1.2979
91016	Brookston Town	1.9322	--	4.3811%	--	2.0353%	--	--	--	1.8082
91017	Princeton Township	1.3073	--	4.3811%	--	10.7553%	--	--	--	1.1094
91018	Wolcott Town	2.3010	--	4.3811%	--	8.8900%	--	--	--	1.9956
91019	Round Grove Township	1.2517	--	4.3811%	--	40.6480%	--	--	--	0.6881
91020	Union Township	1.1739	--	4.3811%	--	1.2808%	--	--	--	1.1074
91021	Monticello City	2.1952	--	4.3811%	--	9.0735%	--	--	--	1.8998
91022	West Point Township-Frontier Schl	1.3173	--	4.3811%	--	3.4779%	--	--	--	1.2138
91023	West Point Township-Tri Cnty Schl	1.2209	--	4.3811%	--	95.6189%	--	--	--	0.0000

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

White County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*42,948*	*189,952*	*0*	*306*	*233,206*	*23,600,765*	*1.0%*
TIF Total	*0*	*387*	*0*	*0*	*387*	*441,448*	*0.1%*
County Total	*42,948*	*190,338*	*0*	*306*	*233,592*	*24,042,213*	*1.0%*
White County	7,710	32,074	0	60	39,845	6,390,185	0.6%
Big Creek Township	0	9	0	0	9	28,426	0.0%
Cass Township	0	0	0	0	0	15,382	0.0%
Honey Creek Township	0	0	0	0	0	58,108	0.0%
Jackson Township	3	0	0	0	3	20,329	0.0%
Liberty Township	0	0	0	0	0	0	
Lincoln Township	0	0	0	0	0	25,714	0.0%
Monon Township	28	477	0	0	505	134,477	0.4%
Prairie Township	17	0	0	0	17	44,559	0.0%
Princeton Township	36	174	0	0	210	41,905	0.5%
Round Grove Township	0	0	0	0	0	24,694	0.0%
Union Township	219	755	0	2	975	243,190	0.4%
West Point Township	0	0	0	0	0	13,358	0.0%
Monticello Civil City	15,501	53,405	0	121	69,027	2,481,533	2.8%
Brookston Civil Town	1,440	0	0	0	1,440	204,954	0.7%
Burnettsville Civil Town	0	0	0	0	0	14,620	0.0%
Chalmers Civil Town	9	699	0	0	707	68,299	1.0%
Monon Civil Town	984	28,778	0	8	29,769	310,061	9.6%
Reynolds Civil Town	4	0	0	0	4	66,467	0.0%
Wolcott Civil Town	1,527	8,741	0	0	10,268	251,491	4.1%
Pioneer Regional School Corp	0	0	0	0	0	223,258	0.0%
North White School Corp	729	17,538	0	31	18,298	3,296,401	0.6%
Frontier School Corp	2,374	817	0	0	3,191	2,169,062	0.1%
Tri County School Corp	1,319	6,962	0	0	8,281	1,658,092	0.5%
Twin Lakes Community School Corp	9,910	34,084	0	77	44,072	5,094,402	0.9%
Brookston Public Library	193	0	0	0	193	120,398	0.2%
Monon Public Library	97	2,343	0	1	2,441	213,362	1.1%
Monticello Public Library	753	2,590	0	6	3,350	326,566	1.0%
Wolcott Public Library	96	507	0	0	602	61,472	1.0%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0	0	0	
Monticello Redevelopment Comm	0	0	0	0	0	0	
TIF - MONTI TIF 02	0	38	0	0	38	339,664	0.0%
TIF - HNW TIF 03	0	0	0	0	0	70,255	0.0%
TIF - MONTI TIF 04	0	349	0	0	349	31,530	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.

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All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2010 Property Tax Report
Whitley County
with comparisons between 2007 and 2010

Legislative Services Agency **July 2010**

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

The average homeowner saw a 1.1% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 30.0% lower than they were in 2007, before the property tax reforms.

95.9% of homeowners saw lower tax bills in 2010 than in 2007.

82.0% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

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

Comparable Homestead Property Tax Changes in Whitley County

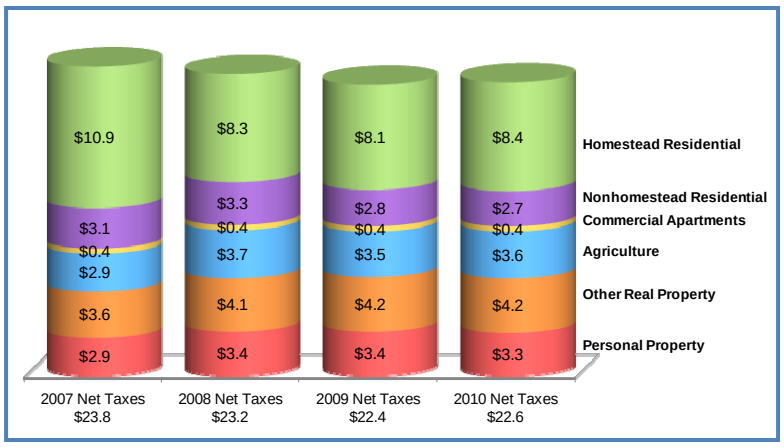
	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	5,708	63.8%	355	4.0%
No Change	55	0.6%	9	0.1%
Lower Tax Bill	3,187	35.6%	8,586	95.9%
Average Change in Tax Bill	**1.1%**		**-30.0%**	
Detailed Change in Tax Bill				
20% or More	205	2.3%	135	1.5%
10% to 19%	870	9.7%	111	1.2%
1% to 9%	4,633	51.8%	109	1.2%
0%	55	0.6%	9	0.1%
-1% to -9%	2,645	29.6%	284	3.2%
-10% to -19%	319	3.6%	855	9.6%
-20% to -29%	89	1.0%	2,291	25.6%
-30% to -39%	31	0.3%	2,859	31.9%
-40% to -49%	22	0.2%	1,372	15.3%
-50% to -59%	15	0.2%	454	5.1%
-60% to -69%	11	0.1%	154	1.7%
-70% to -79%	11	0.1%	99	1.1%
-80% to -89%	7	0.1%	90	1.0%
-90% to -99%	4	0.0%	57	0.6%
-100%	33	0.4%	71	0.8%
Total	**8,950**	**100.0%**	**8,950**	**100.0%**

Note: Percentages may not total due to rounding.

Whitley County Overview

The slightly larger-than-average increase in homeowner tax bills occurred because Whitley County homeowners were less likely to benefit from the one percent tax cap than were homeowners in the average county. This was primarily because most Whitley County tax rates are lower than average. Property tax levies increased 2.3% in Whitley County in 2010, similar to the state average increase of 2.4%. The largest levy increases were for the Smith-Greene School Corporation debt service fund and the Peabody Library District debt service fund. The county unit saw declines in its general fund and lease rental fund levies.

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



Net tax bills for all taxpayers increased 0.9% in Whitley County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 10.0% decrease in tax bills. This decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 3.5% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 1.8% increase and 2.7% decrease, respectively, in tax bills in 2010. These changes in tax bills were mainly due to changes in assessed value. After deductions and exemptions, business real property net assessed value grew by 4.2%, while personal property net assessed value declined by

2.1%. Commercial and industrial property did not benefit from the tightened tax caps, because Whitley County's tax rates were not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 2.6% increase in tax payments in 2010 because of the Whitley County tax levy increases and the 4% increase in the base rate of farmland, from $1,200 to $1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.

Property Tax Cap Changes, 2009 - 2010

Tax Cap Credits

Tax cap credits in Whitley County in 2010 amounted to 1.0% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to much lower-than-average tax rates in Whitley County. Tax rates in 5 of 14 total taxing districts exceeded $2, so housing in the 2% cap category was eligible for credits in those districts. No commercial or industrial properties in the 3% tax cap category qualified for credits, because all Whitley County tax rates were under $3. Whitley County tax rates were not high enough for a large share of homesteads to qualify for credits in the 1% category. A small amount of breaker credits was also allocated to low-income, elderly homeowners under the 2% annual growth limit for their net taxes.

2010 Circuit Breaker Credits by Cap Category
Whitley County Total $230,047

1%	2%	3%	Elderly
$16,279	$197,262	$0	$16,506
7.1%	85.8%	0.0%	7.2%

Whitley County, Columbia City, and the Whitley County Consolidated School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of South Whitley lost the most, at 4.9%. Losses were greatest for units that overlapped the town of South Whitley because its tax district had the highest tax rate.

The Effects of Recession

In Whitley County the recession has had a large effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.5% in December 2007 to 12.7% in July 2009. Despite job losses, local income tax revenue increased by 32.8% in CY2010 due to a one-time increase in the tax base.

Whitley County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,356,756,200	1,368,010,800	0.8%
Other Residential	144,589,900	150,027,000	3.8%
Ag Business/Land	233,521,300	241,554,900	3.4%
Business Real/Personal	660,581,270	712,851,740	7.9%
Total	**$2,395,448,670**	**$2,472,444,440**	**3.2%**

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

In Whitley County, the gross assessed value of business real and personal property rose 7.9% in 2010. All other assessment categories also increased, and total gross assessed value in Whitley County rose 3.2%. This was higher than the state average increase of 0.6%.

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

Whitley County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change 2007-2008	% Change 2008-2009	% Change 2009-2010
County Total	*32,630,846*	*35,547,274*	*21,153,126*	*21,638,415*	*8.9%*	*-40.5%*	*2.3%*
State Unit	35,679	37,252	0	0	4.4%	-100.0%	
Whitley County	5,038,104	5,603,329	5,294,931	4,985,159	11.2%	-5.5%	-5.9%
Cleveland Township	170,266	173,921	178,607	212,080	2.1%	2.7%	18.7%
Columbia Township	138,642	144,018	147,048	145,223	3.9%	2.1%	-1.2%
Etna Troy Township	40,755	41,833	43,727	43,425	2.6%	4.5%	-0.7%
Jefferson Township	88,408	90,491	88,937	87,293	2.4%	-1.7%	-1.8%
Richland Township	51,684	65,848	67,032	66,826	27.4%	1.8%	-0.3%
Smith Township	100,311	104,535	102,808	101,760	4.2%	-1.7%	-1.0%
Thorncreek Township	131,188	242,251	192,440	192,643	84.7%	-20.6%	0.1%
Union Township	74,567	70,116	69,136	67,928	-6.0%	-1.4%	-1.7%
Washington Township	83,603	71,619	80,175	78,571	-14.3%	11.9%	-2.0%
Columbia City Civil City	2,067,652	2,114,647	2,040,780	2,042,195	2.3%	-3.5%	0.1%
Churubusco Civil Town	300,561	309,337	330,939	324,445	2.9%	7.0%	-2.0%
Larwill Civil Town	21,365	22,725	22,924	22,882	6.4%	0.9%	-0.2%
South Whitley Civil Town	253,173	263,985	277,311	274,873	4.3%	5.0%	-0.9%
Whitko Community School Corp	3,778,948	3,792,748	2,012,849	2,174,700	0.4%	-46.9%	8.0%
Smith-Green Community School Corp	2,621,623	2,749,166	1,326,596	1,730,609	4.9%	-51.7%	30.5%
Whitley County Consolidated School Corp	16,572,011	18,569,437	7,904,071	7,906,277	12.1%	-57.4%	0.0%
Churubusco Public Library	60,085	46,057	47,183	48,106	-23.3%	2.4%	2.0%
Peabody Library	681,380	719,441	597,707	806,602	5.6%	-16.9%	34.9%
South Whitley Public Library	320,841	314,518	327,925	326,818	-2.0%	4.3%	-0.3%
Whitley County Solid Waste Mgt Dist	0	0	0	0			
Whitley County Redevelopment Comm	0	0	0	0			
Columbia City Redevelopment Comm	0	0	0	0			

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

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
92001	Cleveland Township	1.8578	--	4.3842%	--	3.6574%	--	--	--	1.7084
92002	South Whitley Town	2.5925	--	4.3842%	--	3.6574%	--	--	--	2.3840
92003	Columbia Township	1.4535	--	4.3842%	--	3.6574%	--	--	--	1.3366
92004	Columbia City	2.2074	--	4.3842%	--	3.6574%	--	--	--	2.0299
92005	Etna Troy Township	1.2613	--	4.3842%	--	3.6574%	--	--	--	1.1599
92006	Jefferson Township	1.2822	--	4.3842%	--	3.6574%	--	--	--	1.1791
92007	Richland Township	1.7850	--	4.3842%	--	3.6574%	--	--	--	1.6415
92008	Larwill Town	2.0651	--	4.3842%	--	3.6574%	--	--	--	1.8990
92009	Smith Township	1.4790	--	4.3842%	--	3.6574%	--	--	--	1.3601
92010	Churubusco Town	2.3131	--	4.3842%	--	3.6574%	--	--	--	2.1271
92011	Thorncreek Township	1.4631	--	4.3842%	--	3.6574%	--	--	--	1.3454
92012	Union Township	1.2593	--	4.3842%	--	3.6574%	--	--	--	1.1580
92013	Washington Township	1.3316	--	4.3842%	--	3.6574%	--	--	--	1.2245
92014	Columbia City-Union Twp	2.1903	--	4.3842%	--	3.6574%	--	--	--	2.0142

Notes: A T*axing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value.
The *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.
The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The N*et Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Whitley County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*16,279*	*145,917*	*0*	*16,503*	*178,698*	*21,638,415*	*0.8%*
TIF Total	*0*	*1,060*	*0*	*3*	*1,063*	*1,709,592*	*0.1%*
County Total	*16,279*	*146,977*	*0*	*16,506*	*179,762*	*23,348,007*	*0.8%*
Whitley County	2,894	23,849	0	3,264	30,007	4,985,159	0.6%
Cleveland Township	278	2,740	0	200	3,218	212,080	1.5%
Columbia Township	111	979	0	91	1,181	145,223	0.8%
Etna Troy Township	5	0	0	42	47	43,425	0.1%
Jefferson Township	52	0	0	34	87	87,293	0.1%
Richland Township	0	15	0	21	36	66,826	0.1%
Smith Township	7	265	0	120	391	101,760	0.4%
Thorncreek Township	0	0	0	58	58	192,643	0.0%
Union Township	14	11	0	0	26	67,928	0.0%
Washington Township	8	0	0	19	27	78,571	0.0%
Columbia City Civil City	3,847	29,685	0	1,392	34,924	2,042,195	1.7%
Churubusco Civil Town	222	9,005	0	1,690	10,917	324,445	3.4%
Larwill Civil Town	0	184	0	0	184	22,882	0.8%
South Whitley Civil Town	963	11,652	0	748	13,363	274,873	4.9%
Whitko Community School Corp	1,818	18,351	0	1,547	21,716	2,174,700	1.0%
Smith-Green Community School Corp	254	10,313	0	2,967	13,534	1,730,609	0.8%
Whitley County Consolidated School Corp	4,803	30,289	0	3,566	38,659	7,906,277	0.5%
Churubusco Public Library	7	287	0	82	376	48,106	0.8%
Peabody Library	717	5,530	0	422	6,669	806,602	0.8%
South Whitley Public Library	280	2,761	0	238	3,279	326,818	1.0%
Whitley County Solid Waste Mgt Dist	0	0	0	0	0	0	
Whitley County Redevelopment Comm	0	0	0	0	0	0	
Columbia City Redevelopment Comm	0	0	0	0	0	0	
TIF - Columbia City TIF	0	1,060	0	3	1,063	36,797	2.9%
TIF - Union TIF	0	0	0	0	0	1,672,796	0.0%

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