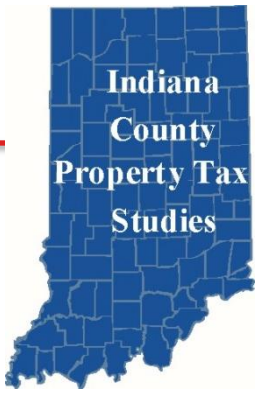
2012 Adams County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Adams County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Adams County the average tax bill for all taxpayers did not change. This was mainly the result of the 0.6% increase in the tax levy of all local government units, combined with an increase in certified net assessed value of 3.1%. There was a large increase in farmland assessments but only minimal change in residential and business assessments, which may have been a legacy of the recession. Since assessed values rose more than the levies, tax rates fell in most Adams County tax districts. This caused a slight reduction in tax cap credits as a percent of the levy, which fell by 0.1%.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	0.0%	$29,511,588	$1,350,189,214	4.3%
Change		0.6%	3.1%	-0.1%
2011	3.2%	$29,330,518	$1,309,589,285	4.4%

Homestead Property Taxes

Homestead property taxes decreased 2.8% on average in Adams County in 2012. Tax rates in two-thirds of Adams County tax districts decreased. The county average tax rate fell by 2.4%. The percentage of Adams County homesteads at their tax caps fell from 12.6% in 2011 to 12.0% in 2012. The Adams County local homestead credit rate was nearly unchanged in 2012.

Comparable Homestead Property Tax Changes in Adams County

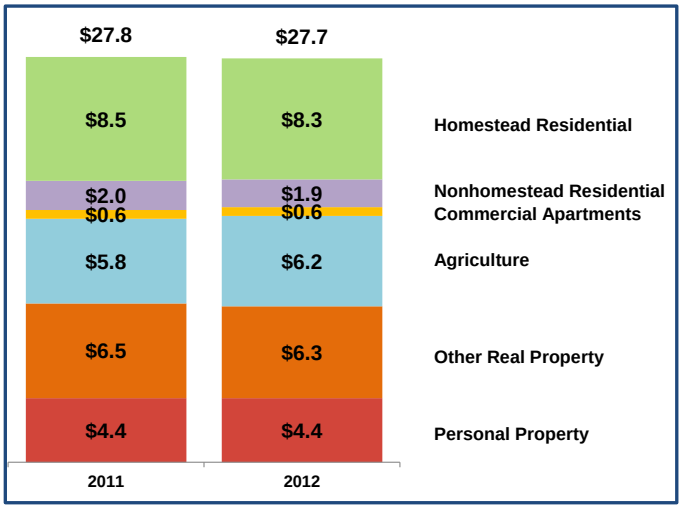
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,557	28.7%
No Change	620	7.0%
Lower Tax Bill	5,739	64.4%
Average Change in Tax Bill	**-2.8%**	
Detailed Change in Tax Bill		
20% or More	144	1.6%
10% to 19%	140	1.6%
1% to 9%	2,273	25.5%
0%	620	7.0%
-1% to -9%	5,313	59.6%
-10% to -19%	259	2.9%
-20% or More	167	1.9%
Total	**8,916**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Adams County's 2012 net property taxes were paid by homeowners and business owners (other real and personal). Net tax bills for all taxpayers were nearly unchanged in Adams County in 2012. Net taxes were slightly lower on homesteads, commercial apartments, nonhomestead residential property (mostly rentals and second homes), and business real property. Net taxes were higher on agricultural property and slightly higher on personal property. Agricultural tax bills rose the most, because of an increase in farmland assessed value.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in about two-thirds of Adams County tax districts. The average tax rate fell by 2.4%, because a small levy increase was offset by a larger increase in net assessed value.

Levies in Adams County increased slightly, by 0.6%. The largest levy increase was in the county unit, due to increases in the general fund and cumulative capital development fund. The Adams Central School Corporation had large decreases in its debt service fund, and the North Adams School Corporation had large decreases in its transportation and bus replacement funds.

Adams County's total net assessed value increased 2.7% in 2012. Agricultural net assessments rose 11.2%. Homestead and business net assessments fell. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 0.2%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV Pay 2011	Gross AV Pay 2012	Gross AV Change	Net AV Pay 2011	Net AV Pay 2012	Net AV Change
Homesteads	$1,129,078,310	$1,127,672,730	-0.1%	$460,356,248	$460,086,226	-0.1%
Other Residential	113,158,600	113,419,000	0.2%	112,684,696	112,705,526	0.0%
Ag Business/Land	339,692,540	379,667,270	11.8%	339,158,460	377,082,114	11.2%
Business Real/Personal	519,478,910	522,403,552	0.6%	410,246,060	408,206,532	-0.5%
Total	**$2,101,408,360**	**$2,143,162,552**	**2.0%**	**$1,322,445,464**	**$1,358,080,398**	**2.7%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Adams County were $1.3 million, or 4.3% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Adams County's tax rates were less than the state average and higher than the state median.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the city of Berne, the town of Geneva, and the Berne Public Library, where district tax rates were near $3 per $100 assessed value. The largest dollar losses were in the North Adams School Corporation, the city of Decatur, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased slightly in Adams County in 2012 by $11,649, or 0.9%. The percentage of the levy lost to credits fell by 0.1%. There were no major changes in state policy to affect tax cap credits in 2012. Adams County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$479,502	$463,592	-$15,910	-3.3%
2%	774,859	788,637	13,778	1.8%
3%	9,636	11,092	1,456	15.1%
Elderly	39,739	28,765	-10,974	-27.6%
Total	$1,303,736	$1,292,086	-$11,649	-0.9%
% of Levy	4.4%	4.3%		-0.1%

Adams County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*39,207,884*	*27,589,611*	*28,854,887*	*29,330,518*	*29,511,588*	*-29.6%*	*4.6%*	*1.6%*	*0.6%*
State Unit	34,994	0	0	0	0	-100.0%			
Adams County	8,938,031	7,300,403	7,556,030	7,744,911	8,133,540	-18.3%	3.5%	2.5%	5.0%
Blue Creek Township	18,657	19,361	20,101	20,572	21,235	3.8%	3.8%	2.3%	3.2%
French Township	20,596	21,409	22,185	22,727	23,475	3.9%	3.6%	2.4%	3.3%
Hartford Township	29,774	30,932	32,109	32,938	33,963	3.9%	3.8%	2.6%	3.1%
Jefferson Township	20,198	21,042	21,812	22,347	23,073	4.2%	3.7%	2.5%	3.2%
Kirkland Township	27,052	27,984	45,494	46,410	47,126	3.4%	62.6%	2.0%	1.5%
Monroe Township	22,201	23,069	23,871	56,179	21,692	3.9%	3.5%	135.3%	-61.4%
Preble Township	36,784	38,007	39,019	40,341	41,659	3.3%	2.7%	3.4%	3.3%
Root Township	57,924	59,980	62,381	63,667	66,028	3.5%	4.0%	2.1%	3.7%
St. Marys Township	31,041	32,265	33,446	34,313	35,369	3.9%	3.7%	2.6%	3.1%
Union Township	37,127	37,260	38,655	39,616	41,133	0.4%	3.7%	2.5%	3.8%
Wabash Township	48,338	50,022	51,983	53,041	55,067	3.5%	3.9%	2.0%	3.8%
Washington Township	186,705	194,056	200,674	206,205	212,795	3.9%	3.4%	2.8%	3.2%
Decatur Civil City	3,235,012	3,180,147	3,295,157	3,373,161	3,469,685	-1.7%	3.6%	2.4%	2.9%
Berne Civil City	959,019	991,899	1,040,805	1,117,611	1,116,650	3.4%	4.9%	7.4%	-0.1%
Geneva Civil Town	422,117	443,544	462,675	475,328	489,153	5.1%	4.3%	2.7%	2.9%
Monroe Civil Town	159,850	162,637	169,083	173,402	178,221	1.7%	4.0%	2.6%	2.8%
Adams Central Community School Corp	4,870,774	2,454,179	2,593,601	3,043,223	2,755,731	-49.6%	5.7%	17.3%	-9.4%
North Adams Community School Corp	12,121,526	8,052,962	7,836,150	7,523,952	7,305,281	-33.6%	-2.7%	-4.0%	-2.9%
South Adams School Corp	6,606,738	3,067,116	3,884,922	3,771,369	3,913,978	-53.6%	26.7%	-2.9%	3.8%
Berne Public Library	303,052	321,133	325,095	342,198	362,430	6.0%	1.2%	5.3%	5.9%
Decatur Public Library	447,229	0	0	0	0	-100.0%			
Geneva Public Library	51,152	0	0	0	0	-100.0%			
Adams Public Library System	0	517,982	536,804	550,788	568,871		3.6%	2.6%	3.3%
Adams County Solid Waste Management	521,993	542,222	562,835	576,219	595,433	3.9%	3.8%	2.4%	3.3%

Adams County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
01001	North Blue Creek Township	1.4507	--	--	6.3174%	--	--	--	1.3591
01002	South Blue Creek Township	1.7426	--	--	6.3174%	--	--	--	1.6325
01003	North French Township	1.4523	--	--	6.3174%	--	--	--	1.3606
01004	South French Township	1.7442	--	--	6.3174%	--	--	--	1.6340
01005	Hartford Township	1.7759	--	--	6.3174%	--	--	--	1.6637
01006	Jefferson Township	1.7521	--	--	6.3174%	--	--	--	1.6414
01007	Kirkland Township	1.4973	--	--	6.3174%	--	--	--	1.4027
01008	North Monroe Township	1.4264	--	--	6.3174%	--	--	--	1.3363
01009	South Monroe Township	1.7183	--	--	6.3174%	--	--	--	1.6097
01010	Berne City-Monroe Township	2.9520	--	--	6.3174%	--	--	--	2.7655
01011	Monroe Town-Monroe Township	2.0929	--	--	6.3174%	--	--	--	1.9607
01012	Preble Township	1.9022	--	--	6.3174%	--	--	--	1.7820
01013	Root Township	1.8666	--	--	6.3174%	--	--	--	1.7487
01014	Decatur City-Root Township	2.9218	--	--	6.3174%	--	--	--	2.7372
01015	St Marys Township	1.4778	--	--	6.3174%	--	--	--	1.3844
01016	Union Township	1.9106	--	--	6.3174%	--	--	--	1.7899
01017	Wabash Township	1.7459	--	--	6.3174%	--	--	--	1.6356
01018	Berne City-Wabash Township	2.9697	--	--	6.3174%	--	--	--	2.7821
01019	Geneva Town	3.0970	--	--	6.3174%	--	--	--	2.9014
01020	South Washington Township	1.4904	--	--	6.3174%	--	--	--	1.3962
01021	North Washington Township	1.9077	--	--	6.3174%	--	--	--	1.7872
01022	Decatur City-Washington Township	2.9690	--	--	6.3174%	--	--	--	2.7814
01023	Monroe Town-Washington Township	2.1484	--	--	6.3174%	--	--	--	2.0127

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Adams County 2012 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	*463,592*	*788,637*	*11,092*	*28,765*	*1,292,086*	*29,511,588*	*4.4%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*197,019*	*0.0%*
County Total	*463,592*	*788,637*	*11,092*	*28,765*	*1,292,086*	*29,708,607*	*4.3%*
Adams County	94,336	160,236	2,158	7,441	264,170	8,133,540	3.2%
Blue Creek Township	0	0	0	12	12	21,235	0.1%
French Township	0	0	0	3	3	23,475	0.0%
Hartford Township	0	0	0	18	18	33,963	0.1%
Jefferson Township	0	0	0	5	5	23,073	0.0%
Kirkland Township	0	0	0	17	17	47,126	0.0%
Monroe Township	24	118	0	16	158	21,692	0.7%
Preble Township	0	0	0	23	23	41,659	0.1%
Root Township	649	869	0	40	1,558	66,028	2.4%
St. Marys Township	0	0	0	50	50	35,369	0.1%
Union Township	1	0	0	0	1	41,133	0.0%
Wabash Township	1,545	1,576	83	66	3,270	55,067	5.9%
Washington Township	2,467	7,014	0	305	9,785	212,795	4.6%
Decatur Civil City	80,399	166,427	0	2,872	249,699	3,469,685	7.2%
Berne Civil City	53,142	57,508	0	1,629	112,278	1,116,650	10.1%
Geneva Civil Town	16,854	32,653	4,414	1,217	55,137	489,153	11.3%
Monroe Civil Town	211	974	0	654	1,838	178,221	1.0%
Adams Central Community School Corp	238	1,098	0	2,477	3,813	2,755,731	0.1%
North Adams Community School Corp	101,615	208,851	0	6,284	316,751	7,305,281	4.3%
South Adams School Corp	74,152	92,592	3,781	3,999	174,524	3,913,978	4.5%
Berne Public Library	17,248	18,665	0	529	36,442	362,430	10.1%
Decatur Public Library	0	0	0	0	0	0	
Geneva Public Library	0	0	0	0	0	0	
Adams Public Library System	13,806	28,325	499	563	43,193	568,871	7.6%
Adams County Solid Waste Mgmt Dist	6,906	11,730	158	545	19,339	595,433	3.2%
TIF - Berne City - Monroe Township	0	0	0	0	0	197,019	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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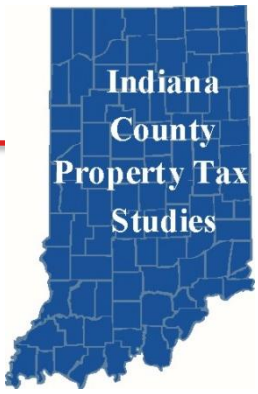

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In Allen County the average tax bill for all taxpayers decreased by 1.1%. This tax bill drop was the result of a 0.3% increase in the tax levy of all local government units, combined with a slight 0.5% increase in certified net assessed value. Increases in homestead and farmland assessments were offset by decreases in other residential and business assessments, which may have been a legacy of the recession. The levy increased less than net assessed value, so tax rates fell modestly in most Allen County tax districts. Allen County's tax cap credits as a percentage of levies were almost unchanged in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-1.1%	$346,798,301	$12,741,704,078	9.8%
Change		0.3%	0.5%	0.1%
2011	-0.1%	$345,711,310	$12,674,957,960	9.7%

Homestead Property Taxes

Homestead property taxes decreased 0.6% on average in Allen County in 2012. Tax rates in most Allen County tax districts decreased. The county average tax rate fell slightly, by 0.2%. Allen County's local homestead credit amount increased in 2012, which added to the homestead tax bill cut. The percentage of Allen County homesteads at their tax caps fell from 31.3% in 2011 to 31.0% in 2012.

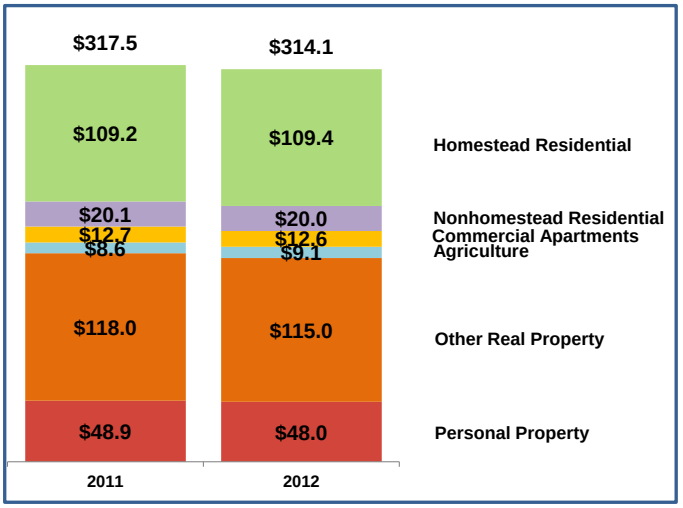
Comparable Homestead Property Tax Changes in Allen County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	44,110	46.4%
No Change	5,674	6.0%
Lower Tax Bill	45,372	47.7%
Average Change in Tax Bill	**-0.6%**	
Detailed Change in Tax Bill		
20% or More	4,679	4.9%
10% to 19%	5,876	6.2%
1% to 9%	33,555	35.3%
0%	5,674	6.0%
-1% to -9%	30,930	32.5%
-10% to -19%	7,917	8.3%
-20% or More	6,525	6.9%
Total	**95,156**	**100.0%**

Net Tax Bill Changes - All Property Types

Most of Allen County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers decreased 1.1% in Allen County in 2012. Net taxes were lower for commercial apartments, nonhomestead residential, other real and personal property. Net taxes were higher for agriculture and slightly higher for homesteads.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in most Allen County tax districts, but the average tax rate fell by only 0.2%. A small levy increase was offset by a slightly larger increase in certified net assessed value.

Levies in Allen County increased slightly by 0.3%. The largest levy increase was in the Southwest Allen School Corporation, due to increases in the debt service, capital projects, and transportation funds. The county unit saw increases in its general fund levy. The Fort Wayne Community School Corporation had large decreases in its debt service, capital projects, and bus replacement funds.

Allen County's total net assessed value decreased 0.5% in 2012. Other residential and business real and personal assessments decreased. This decline may be a lingering effect of the Great Recession. Agricultural net assessments rose 9.3%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$12,505,635,959	$12,561,677,618	0.4%	$5,280,125,436	$5,327,257,881	0.9%
Other Residential	1,527,919,718	1,501,795,764	-1.7%	1,491,032,930	1,473,647,188	-1.2%
Ag Business/Land	467,421,542	514,695,798	10.1%	466,606,500	510,233,116	9.3%
Business Real/Personal	7,461,247,579	7,403,416,694	-0.8%	6,066,918,948	5,923,117,784	-2.4%
Total	**$21,962,224,798**	**$21,981,585,874**	**0.1%**	**$13,304,683,814**	**$13,234,255,969**	**-0.5%**

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Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Allen County were $35.3 million, or 9.8% of the levy. This was more than the state average percentage of the levy of 9.2%, and much more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Allen County's tax rates were higher than the state average and the state median.

Most of the total tax cap credits were in the 2% nonhomestead/farmland category and in the 1% homestead category. The largest percentage losses were in the city of Ft. Wayne, the Ft. Wayne Transportation District, Wayne Township, and Northwest Allen Schools. Tax rates topped $3 per $100 assessed value in the tax districts that include these units. The largest dollar losses were in the city of Ft. Wayne, Ft. Wayne Community Schools, and the county unit.

Tax Cap Credits by Category

Tax cap credits increased slightly in Allen County in 2012 by $270,776, or 0.8%. The percentage of the levy lost to credits was almost unchanged. There were no major changes in state policy to affect tax cap credits in 2012. Allen County credits changed so little because tax rates saw only small changes.

Tax Cap Category	2011	2012	Difference	% Change
1%	$15,045,578	$15,526,736	$481,158	3.2%
2%	16,004,031	16,182,245	178,214	1.1%
3%	3,427,845	3,075,123	-352,722	-10.3%
Elderly	517,236	481,362	-35,874	-6.9%
Total	$34,994,690	$35,265,465	$270,776	0.8%
% of Levy	9.7%	9.8%		0.1%

Allen County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*468,758,513*	*330,401,193*	*341,617,406*	*345,711,310*	*346,798,301*	*-29.5%*	*3.4%*	*1.2%*	*0.3%*
State Unit	380,411	0	0	0	0	-100.0%			
Allen County	95,007,706	61,581,259	68,016,841	65,339,408	67,263,457	-35.2%	10.5%	-3.9%	2.9%
Aboite Township	580,448	737,982	610,412	563,314	573,519	27.1%	-17.3%	-7.7%	1.8%
Adams Township	496,127	515,148	534,487	548,122	548,269	3.8%	3.8%	2.6%	0.0%
Cedar Creek Township	186,206	215,734	176,629	175,074	184,341	15.9%	-18.1%	-0.9%	5.3%
Eel River Township	12,116	12,667	13,055	11,525	13,588	4.5%	3.1%	-11.7%	17.9%
Jackson Township	16,343	16,716	17,226	17,579	18,236	2.3%	3.1%	2.0%	3.7%
Jefferson Township	107,513	107,648	111,733	113,930	117,866	0.1%	3.8%	2.0%	3.5%
Lafayette Township	5,794	5,709	5,425	5,311	45,981	-1.5%	-5.0%	-2.1%	765.8%
Lake Township	79,751	78,731	81,185	82,588	84,026	-1.3%	3.1%	1.7%	1.7%
Madison Township	61,641	55,022	119,768	96,095	99,472	-10.7%	117.7%	-19.8%	3.5%
Marion Township	96,267	89,706	92,976	94,744	95,485	-6.8%	3.6%	1.9%	0.8%
Maumee Township	93,935	72,587	121,269	111,016	137,125	-22.7%	67.1%	-8.5%	23.5%
Milan Township	98,071	95,378	96,800	98,019	98,643	-2.7%	1.5%	1.3%	0.6%
Monroe Township	46,484	47,173	48,818	49,720	51,343	1.5%	3.5%	1.8%	3.3%
Perry Township	584,608	607,693	630,617	645,260	628,250	3.9%	3.8%	2.3%	-2.6%
Pleasant Township	22,292	23,154	24,041	24,603	25,246	3.9%	3.8%	2.3%	2.6%
Scipio Township	10,365	10,775	11,184	11,459	11,819	4.0%	3.8%	2.5%	3.1%
Springfield Township	121,440	173,684	186,710	215,439	188,401	43.0%	7.5%	15.4%	-12.6%
St. Joseph Township	478,971	635,593	666,579	681,516	652,278	32.7%	4.9%	2.2%	-4.3%
Washington Township	315,171	334,233	347,727	353,305	359,041	6.0%	4.0%	1.6%	1.6%
Wayne Township	2,924,737	3,282,585	2,734,449	2,837,416	2,918,931	12.2%	-16.7%	3.8%	2.9%
Fort Wayne Civil City	99,440,267	99,532,973	103,327,209	106,024,105	106,017,165	0.1%	3.8%	2.6%	0.0%
New Haven Civil City	4,929,487	5,039,673	5,232,578	5,543,730	5,612,301	2.2%	3.8%	5.9%	1.2%
Woodburn Civil City	160,093	163,189	169,098	173,252	177,932	1.9%	3.6%	2.5%	2.7%
Zanesville Civil Town	6,036	6,455	4,917	4,200	4,478	6.9%	-23.8%	-14.6%	6.6%
Grabill Civil Town	258,092	267,872	277,806	281,574	305,172	3.8%	3.7%	1.4%	8.4%
Huntertown Civil Town	365,779	269,531	373,936	310,967	298,861	-26.3%	38.7%	-16.8%	-3.9%
Monroeville Civil Town	192,730	200,244	207,852	205,713	220,346	3.9%	3.8%	-1.0%	7.1%
Leo-Cedarville Civil Town	377,061	379,597	392,148	400,851	410,167	0.7%	3.3%	2.2%	2.3%
M.S.D. SW Allen County School Corp	47,748,562	22,673,220	24,166,122	22,622,464	24,770,344	-52.5%	6.6%	-6.4%	9.5%
Northwest Allen County School Corp	31,440,594	18,486,746	19,266,978	21,426,422	21,521,299	-41.2%	4.2%	11.2%	0.4%
Fort Wayne Community School Corp	111,379,296	59,650,698	58,417,853	60,276,386	56,507,773	-46.4%	-2.1%	3.2%	-6.3%
East Allen County School Corp	37,720,764	18,684,319	18,802,213	19,445,736	18,483,963	-50.5%	0.6%	3.4%	-4.9%
Allen County Public Library	23,458,693	23,935,709	24,534,319	25,159,792	26,018,560	2.0%	2.5%	2.5%	3.4%
Fort Wayne Public Transportation	4,053,858	4,590,398	4,756,981	4,814,812	5,029,685	13.2%	3.6%	1.2%	4.5%
Fort Wayne-Allen County Airport Authority	3,693,159	6,502,534	5,769,696	5,665,706	5,963,118	76.1%	-11.3%	-1.8%	5.2%
Southwest Allen County Fire	1,237,536	1,206,768	1,269,769	1,280,157	1,341,820	-2.5%	5.2%	0.8%	4.8%
Allen County Solid Waste	0	0	0	0	0				
Allen County Redevelopment Commission	92,650	92,064	0	0	0	-0.6%	-100.0%		
Fort Wayne Redevelopment Commission	457,417	0	0	0	0	-100.0%			
Monroeville Redevelopment Commission	20,042	20,026	0	0	0	-0.1%	-100.0%		

Allen County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
02038	Aboite Township (11)	1.8572	--	8.1447%	--	--	--	--	1.7059
02039	Adams Township (12)	2.0963	--	8.1447%	--	--	--	--	1.9256
02040	Adams Township-Transportation	2.1545	--	8.1447%	--	--	--	--	1.9790
02041	New Haven City Adams Twp Trans	2.8997	--	8.1447%	--	--	--	--	2.6635
02042	Cedar Creek Township (13)	1.6673	--	8.1447%	--	--	--	--	1.5315
02043	Grabill Town (40)	2.4665	--	8.1447%	--	--	--	--	2.2656
02044	Eel River Township (14)	2.2810	--	8.1447%	--	--	--	--	2.0952
02045	Jackson Township (15)	1.6544	--	8.1447%	--	--	--	--	1.5197
02046	Jefferson Township (16)	1.7208	--	8.1447%	--	--	--	--	1.5806
02047	New Haven Jefferson Twp Trans	2.8750	--	8.1447%	--	--	--	--	2.6408
02048	Lafayette Township (17)	1.9865	--	8.1447%	--	--	--	--	1.8247
02049	Lake Township (18)	2.2976	--	8.1447%	--	--	--	--	2.1105
02050	Madison Township (19)	1.7347	--	8.1447%	--	--	--	--	1.5934
02051	Marion Township (20)	1.6852	--	8.1447%	--	--	--	--	1.5479
02052	Maumee Township (21)	1.7762	--	8.1447%	--	--	--	--	1.6315
02053	Woodburn City (55)	2.4341	--	8.1447%	--	--	--	--	2.2358
02054	Milan Township (22)	1.6663	--	8.1447%	--	--	--	--	1.5306
02055	Monroe Township (23)	1.7143	--	8.1447%	--	--	--	--	1.5747
02056	Monroeville Town (45)	2.8243	--	8.1447%	--	--	--	--	2.5943
02057	Perry Township (24)	2.2744	--	8.1447%	--	--	--	--	2.0892
02058	Huntertown Town (42)	2.4722	--	8.1447%	--	--	--	--	2.2708
02059	Pleasant Township (25)	1.8094	--	8.1447%	--	--	--	--	1.6620
02060	Pleasant Township-Trans (47)	1.8676	--	8.1447%	--	--	--	--	1.7155
02061	Scipio Township (26)	1.6670	--	8.1447%	--	--	--	--	1.5312
02062	Springfield Township (27)	1.7411	--	8.1447%	--	--	--	--	1.5993
02063	St Joseph Township (28)	1.7453	--	8.1447%	--	--	--	--	1.6032
02064	St Joseph Township-Trans (77)	1.8035	--	8.1447%	--	--	--	--	1.6566
02065	Washington Township (29)	1.7671	--	8.1447%	--	--	--	--	1.6232
02066	Washington Township-Trans (87)	1.8253	--	8.1447%	--	--	--	--	1.6766
02067	Wayne Township (31)	1.9326	--	8.1447%	--	--	--	--	1.7752
02068	Wayne Township-Trans (30)	1.9908	--	8.1447%	--	--	--	--	1.8287
02069	Fort Wayne Adams Twp Ft Wayne	3.0611	--	8.1447%	--	--	--	--	2.8118
02070	Fort Wayne Adams Twp EACS (65)	3.0460	--	8.1447%	--	--	--	--	2.7979
02071	Fort Wayne Pleasant Twp (70)	3.0305	--	8.1447%	--	--	--	--	2.7837
02072	Fort Wayne St Joseph Twp (75)	3.0422	--	8.1447%	--	--	--	--	2.7944
02073	Ft Wayne Washington Twp (80)	3.0261	--	8.1447%	--	--	--	--	2.7796
02074	Fort Wayne Wayne Twp (91-95)	3.1537	--	8.1447%	--	--	--	--	2.8968
02075	Fort Wayne Aboite Twp (59)	3.2051	--	8.1447%	--	--	--	--	2.9441
02076	Fort Wayne Wayne Fire Dist (96)	2.8255	--	8.1447%	--	--	--	--	2.5954
02077	Ft Wayne Adams Twp NH-Park-EAC	3.0637	--	8.1447%	--	--	--	--	2.8142
02079	Zanesville Town (44)	2.1436	--	8.1447%	--	--	--	--	1.9690
02080	Ft Wayne Pleasant - Fire (71)	2.7023	--	8.1447%	--	--	--	--	2.4822
02082	Leo-Cedarville-Cedar Creek Twp	1.9960	--	8.1447%	--	--	--	--	1.8334
02085	New Haven St Joe	2.8959	--	8.1447%	--	--	--	--	2.6600
02087	Eel River Huntertown	2.4788	--	8.1447%	--	--	--	--	2.2769
02091	Ft Wayne Perry	3.6028	--	8.1447%	--	--	--	--	3.3094
02097	Ft Wayne Milan	3.0149	--	8.1447%	--	--	--	--	2.7693

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Allen County 2012 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	*15,526,129*	*16,146,885*	*2,700,781*	*481,362*	*34,855,157*	*346,798,301*	*10.1%*
TIF Total	*607*	*35,360*	*374,342*	*0*	*410,308*	*13,610,390*	*3.0%*
County Total	*15,526,736*	*16,182,245*	*3,075,123*	*481,362*	*35,265,465*	*360,408,691*	*9.8%*
Allen County	2,673,278	2,787,194	449,319	88,251	5,998,043	67,263,457	8.9%
Aboite Township	22,239	7,510	777	242	30,768	573,519	5.4%
Adams Township	5,785	21,921	1,242	704	29,651	548,269	5.4%
Cedar Creek Township	17	47	0	151	215	184,341	0.1%
Eel River Township	298	408	0	9	715	13,588	5.3%
Jackson Township	0	0	0	10	10	18,236	0.1%
Jefferson Township	54	282	0	107	443	117,866	0.4%
Lafayette Township	64	0	0	15	79	45,981	0.2%
Lake Township	747	3,641	0	74	4,462	84,026	5.3%
Madison Township	0	0	0	177	177	99,472	0.2%
Marion Township	0	0	0	154	154	95,485	0.2%
Maumee Township	136	1,663	0	294	2,093	137,125	1.5%
Milan Township	0	2	0	11	14	98,643	0.0%
Monroe Township	91	652	0	171	914	51,343	1.8%
Perry Township	31,291	8,910	277	385	40,862	628,250	6.5%
Pleasant Township	0	9	36	30	76	25,246	0.3%
Scipio Township	0	0	0	1	1	11,819	0.0%
Springfield Township	0	0	0	112	112	188,401	0.1%
St. Joseph Township	28,152	31,539	1,858	1,181	62,730	652,278	9.6%
Washington Township	3,510	6,136	1,154	478	11,278	359,041	3.1%
Wayne Township	44,305	261,455	60,429	5,924	372,114	2,918,931	12.7%
Fort Wayne Civil City	5,878,191	6,414,248	1,127,463	168,156	13,588,058	106,017,165	12.8%
New Haven Civil City	137,993	250,607	2,614	8,895	400,109	5,612,301	7.1%
Woodburn Civil City	561	6,849	0	681	8,092	177,932	4.5%
Zanesville Civil Town	0	3	0	40	44	4,478	1.0%
Grabill Civil Town	541	6,202	0	444	7,187	305,172	2.4%
Huntertown Civil Town	8,333	7,075	0	347	15,755	298,861	5.3%
Monroeville Civil Town	1,984	14,298	0	888	17,171	220,346	7.8%
Leo-Cedarville Civil Town	451	0	0	809	1,260	410,167	0.3%
M.S.D. SW Allen County School Corp	1,589,974	540,687	55,964	16,856	2,203,481	24,770,344	8.9%
Northwest Allen County School Corp	1,879,477	426,804	158,989	15,795	2,481,064	21,521,299	11.5%
Fort Wayne Community School Corp	1,573,314	3,298,111	554,757	96,323	5,522,506	56,507,773	9.8%
East Allen County School Corp	107,877	426,337	22,727	22,462	579,403	18,483,963	3.1%
Allen County Public Library	1,034,066	1,078,130	173,804	34,137	2,320,137	26,018,560	8.9%
Fort Wayne Public Transportation	264,657	294,163	49,537	7,977	616,333	5,029,685	12.3%
Fort Wayne-Allen County Airport Authority	236,995	247,094	39,834	7,824	531,745	5,963,118	8.9%
Southwest Allen County Fire	1,747	4,909	0	1,247	7,903	1,341,820	0.6%
Ft. Wayne Redevelopment Commission	0	0	0	0	0	0	
New Haven Park	0	0	0	0	0	0	
Allen County Solid Waste	0	0	0	0	0	0	
Allen County Redevelopment Commission	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 - New Haven Adams Ctr EDA - 041	0	247	0	0	247	16,969	1.5%
TIF - New Haven 1469 - 041	0	208	0	0	208	62,367	0.3%
TIF - Grabill EDA - 042	0	0	0	0	0	17,899	0.0%
TIF - Grabill EDA - 043	0	48	0	0	48	32,082	0.2%
TIF - Bandalier EDA - 046	0	0	0	0	0	1,597	0.0%
TIF - Casad East - 046	0	0	0	0	0	118,457	0.0%
TIF - New Haven 1469 - 047	0	1,444	0	0	1,444	210,888	0.7%
TIF - Fort Wayne Assembly - 048	0	0	0	0	0	70,817	0.0%
TIF - General Motors - 048	0	0	0	0	0	1,337,785	0.0%
TIF - Vera Bradley - 048	0	0	0	0	0	121,529	0.0%
TIF - Zubrick Rd II - 048	0	0	0	0	0	7,595	0.0%
TIF - Zubrick - 048	0	0	0	0	0	18,350	0.0%
TIF - Uniroyal Goodrich - 054	0	0	0	0	0	21,544	0.0%
TIF - Monroeville - 056	0	119	0	0	119	291,958	0.0%
TIF - Oak Crossing - 057	0	0	0	0	0	47,386	0.0%

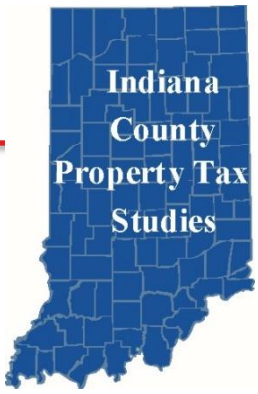
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*15,526,129*	*16,146,885*	*2,700,781*	*481,362*	*34,855,157*	*346,798,301*	*10.1%*
TIF Total	*607*	*35,360*	*374,342*	*0*	*410,308*	*13,610,390*	*3.0%*
County Total	*15,526,736*	*16,182,245*	*3,075,123*	*481,362*	*35,265,465*	*360,408,691*	*9.8%*
TIF - Bluffton Road East - 059	0	0	0	0	0	2,881	0.0%
TIF - Brookwood - 059	0	0	0	0	0	18,604	0.0%
TIF - I469 Bluffton Rd Nestle EDA - 059	0	0	0	0	0	385,417	0.0%
TIF - Jackson Industrial Park - 059	0	0	0	0	0	24,190	0.0%
TIF - Baer Field EDA - 071	0	834	2,644	0	3,478	323,759	1.1%
TIF - Maysville Stellhorn - 072	0	0	0	0	0	0	
TIF - Centennial Park - 073	0	1	2,040	0	2,041	282,871	0.7%
TIF - Lima Rd Ley Rd - 073	0	0	613	0	613	71,066	0.9%
TIF - Lima Wells Fernhill - 073	0	0	1,586	0	1,586	414,061	0.4%
TIF - Summit Park - 073	0	86	2,733	0	2,819	515,246	0.5%
TIF - W Hwy 30 - 073	0	0	1,954	0	1,954	405,732	0.5%
TIF - Baer Field EDA - 074	0	3,328	39,177	0	42,504	812,941	5.2%
TIF - Civic Center - 074	607	27,581	123,696	0	151,884	2,681,622	5.7%
TIF - East Illinois Rd - 074	0	0	1,166	0	1,166	23,918	4.9%
TIF - Jefferson Illinois EDA - 074	0	0	163,843	0	163,843	3,389,944	4.8%
TIF - Lima Wells Fernhill - 074	0	0	0	0	0	0	
TIF - Tillman Anthony - 074	0	118	34,890	0	35,008	735,621	4.8%
TIF - Baer Field EDA - 076	0	156	0	0	156	535	29.2%
TIF - East Illinois Rd - 076	0	0	0	0	0	515,873	0.0%
TIF - Baer Field EDA - 080	0	1,190	0	0	1,190	628,885	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.

2012 Bartholomew County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Bartholomew County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Bartholomew County the average tax bill for all taxpayers increased 1.7%. This tax bill rise was mainly the result of the 2.4% increase in the tax levy of all local government units. Bartholomew County net assessed value increased by 0.9%. A large increase in farmland assessments was offset by decreases in business assessments, which may have been a legacy of the recession. A levy increase that exceeded assessment growth caused tax rates to rise in the bigger tax districts, which increased tax cap credits. Credits as a percent of the levy rose by 0.7% in Bartholomew County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	1.7%	$85,064,471	$3,797,145,231	4.4%
Change		2.4%	0.9%	0.7%
2011	6.5%	$83,096,434	$3,762,257,000	3.8%

Homestead Property Taxes

Homestead property taxes increased 0.9% on average in Bartholomew County in 2012. Tax rates in most Bartholomew County tax districts decreased, but rates increased in some of the larger tax districts with higher rates. The county average tax rate increased by 1.4%. More homesteads reached their tax caps, which reduced the average tax increase. The percentage of Bartholomew homesteads at their tax caps rose from 21.1% in 2011 to 24.1% in 2012. Bartholomew County had no local homestead credits in 2012.

Comparable Homestead Property Tax Changes in Bartholomew County

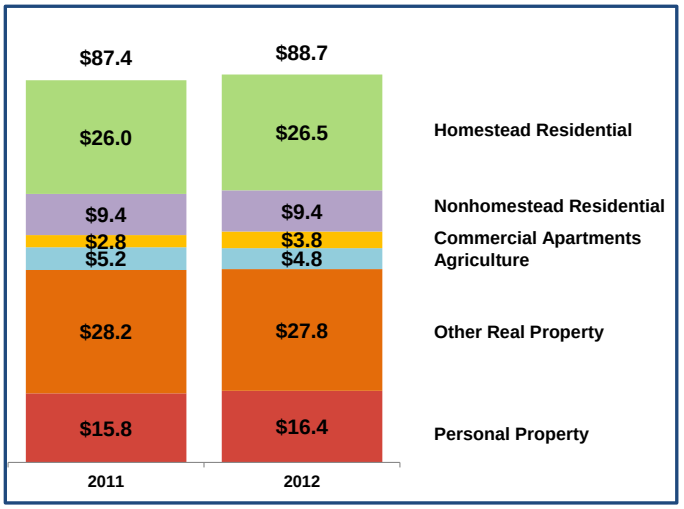
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	9,717	47.6%
No Change	305	1.5%
Lower Tax Bill	10,386	50.9%
Average Change in Tax Bill	**0.9%**	
Detailed Change in Tax Bill		
20% or More	1,268	6.2%
10% to 19%	438	2.1%
1% to 9%	8,011	39.3%
0%	305	1.5%
-1% to -9%	9,307	45.6%
-10% to -19%	640	3.1%
-20% or More	439	2.2%
Total	**20,408**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Bartholomew County's 2012 net property taxes were paid by business owners (other real and personal) and by homeowners. Net tax bills for all taxpayers increased 1.7% in Bartholomew County in 2012. Net taxes were lower on agricultural and business real property. Net taxes were higher on homesteads, commercial apartments, nonhomestead residential property (mostly smaller rentals and second homes), and personal property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in about two-thirds of Bartholomew County tax districts. The average tax rate rose by 1.4%, because a relatively small levy increase was still greater than a smaller increase in net assessed value.

Levies in Bartholomew County increased by 2.4%. The city of Columbus had the largest levy increase, due to large increases in the general, debt service, motor vehicle highway, and park bond funds. The Bartholomew County Solid Waste Management District experienced a large decrease in its special solid waste management fund.

Bartholomew County's total net assessed value increased 0.9% in 2012. Agricultural net assessments rose 10.2%. Other assessed values changed by small amounts. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Business real and personal assessments dropped, which may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$3,028,965,530	$3,056,559,740	0.9%	$1,359,527,855	$1,376,887,057	1.3%
Other Residential	636,714,100	651,351,800	2.3%	611,182,950	624,905,982	2.2%
Ag Business/Land	267,686,800	296,498,800	10.8%	265,129,540	292,076,752	10.2%
Business Real/Personal	2,169,995,346	2,114,924,429	-2.5%	1,837,460,016	1,814,541,529	-1.2%
Total	**$6,103,361,776**	**$6,119,334,769**	**0.3%**	**$4,073,300,361**	**$4,108,411,320**	**0.9%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Bartholomew County were just over $4 million, or 4.4% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Bartholomew County's average tax rate was lower than the state average, but higher than the state median. More than half of the total tax cap credits were in the 1% homestead category; most of the rest was in the 2% nonhomestead residential/farmland category.

The largest percentage losses were in the Edinburgh School Corporation, Edinburgh Town and Edinburgh-Wright-Hageman Library, where district tax rates were more than $4 per $100 assessed value. The largest dollar losses were in Columbus City, Bartholomew Consolidated Schools, and the county unit.

Tax Cap Credits by Category

Tax cap credits increased in Bartholomew County in 2012 by $753,256, or 23%. The percentage of the levy lost to credits rose by 0.7%. There were no major changes in state policy to affect tax cap credits in 2012. Bartholomew County credits increased mainly because most district tax rates increased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$1,659,085	$2,119,937	$460,852	27.8%
2%	1,224,018	1,550,495	326,477	26.7%
3%	274,103	241,918	-32,185	-11.7%
Elderly	122,171	120,283	-1,888	-1.5%
Total	$3,279,377	$4,032,634	$753,256	23.0%
% of Levy	3.8%	4.4%		0.7%

Bartholomew County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*100,897,922*	*74,712,408*	*81,520,841*	*83,096,434*	*85,064,471*	*-26.0%*	*9.1%*	*1.9%*	*2.4%*
State Unit	101,931	0	0	0	0	-100.0%			
Bartholomew County	17,566,012	14,546,234	15,505,375	16,576,505	16,882,109	-17.2%	6.6%	6.9%	1.8%
Clay Township	74,039	70,821	36,599	71,364	106,067	-4.3%	-48.3%	95.0%	48.6%
Clifty Township	26,841	29,182	30,272	30,628	31,668	8.7%	3.7%	1.2%	3.4%
Columbus Township	768,640	809,101	1,140,789	835,037	1,486,670	5.3%	41.0%	-26.8%	78.0%
Flatrock Township	34,494	49,183	50,269	50,602	52,081	42.6%	2.2%	0.7%	2.9%
German Township	109,011	126,569	130,539	130,935	134,712	16.1%	3.1%	0.3%	2.9%
Harrison Township	235,526	112,616	241,897	201,743	259,669	-52.2%	114.8%	-16.6%	28.7%
Hawcreek Township	101,393	108,791	111,954	113,230	117,123	7.3%	2.9%	1.1%	3.4%
Jackson Township	42,208	34,830	26,314	49,228	30,190	-17.5%	-24.5%	87.1%	-38.7%
Ohio Township	54,125	36,531	81,561	79,738	60,940	-32.5%	123.3%	-2.2%	-23.6%
Rockcreek Township	26,791	27,582	28,984	28,865	28,947	3.0%	5.1%	-0.4%	0.3%
Sandcreek Township	36,289	37,881	29,065	28,994	28,960	4.4%	-23.3%	-0.2%	-0.1%
Wayne Township	128,043	125,981	149,200	154,882	151,289	-1.6%	18.4%	3.8%	-2.3%
Columbus Civil City	23,632,089	23,863,130	25,136,803	24,959,250	26,268,601	1.0%	5.3%	-0.7%	5.2%
Clifford Civil Town	9,633	10,568	11,033	10,999	11,031	9.7%	4.4%	-0.3%	0.3%
Elizabethtown Civil Town	7,025	8,507	8,734	8,710	8,731	21.1%	2.7%	-0.3%	0.2%
Hartsville Civil Town	16,753	16,750	18,411	18,358	19,530	0.0%	9.9%	-0.3%	6.4%
Hope Civil Town	227,435	238,777	248,934	255,578	263,800	5.0%	4.3%	2.7%	3.2%
Jonesville Civil Town	6,328	6,790	6,579	6,869	7,247	7.3%	-3.1%	4.4%	5.5%
Edinburgh Civil Town	656,467	842,954	978,390	972,029	1,078,323	28.4%	16.1%	-0.7%	10.9%
Bartholomew Consolidated School Corp	51,333,825	27,416,778	31,168,558	32,123,420	32,124,767	-46.6%	13.7%	3.1%	0.0%
Flatrock-Hawcreek School Corp	2,563,503	2,867,219	2,888,595	2,796,075	2,696,052	11.8%	0.7%	-3.2%	-3.6%
Edinburgh Community School Corp	99,834	54,362	60,820	60,685	58,570	-45.5%	11.9%	-0.2%	-3.5%
Bartholomew County Public Library	1,835,818	2,000,170	2,094,798	2,158,849	2,228,471	9.0%	4.7%	3.1%	3.2%
Edinburgh-Wright-Hageman Public Library	52,904	64,342	80,637	79,645	70,768	21.6%	25.3%	-1.2%	-11.1%
Bartholomew County Solid Waste Mgmt Dist	1,150,965	1,206,759	1,255,731	1,294,216	858,155	4.8%	4.1%	3.1%	-33.7%

Bartholomew County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
03001	Clay Township	1.5264	--	--	--	--	--	--	1.5264
03002	Columbus City-Clay Township	2.5580	--	--	--	--	--	--	2.5580
03003	Clifty Township	1.4790	--	--	--	--	--	--	1.4790
03004	Columbus Township	1.9267	--	--	--	--	--	--	1.9267
03005	Columbus City-Columbus Township	2.5708	--	--	--	--	--	--	2.5708
03006	Flatrock Township	2.0545	--	--	--	--	--	--	2.0545
03007	Columbus City-Flatrock Township	3.1237	--	--	--	--	--	--	3.1237
03008	Clifford Town	2.3032	--	--	--	--	--	--	2.3032
03009	German Township	1.4702	--	--	--	--	--	--	1.4702
03010	Edinburgh Town	4.0724	--	--	--	--	--	--	4.0724
03011	Harrison Township	1.5253	--	--	--	--	--	--	1.5253
03012	Hawcreek Township	2.1093	--	--	--	--	--	--	2.1093
03013	Hartsville Town	2.3896	--	--	--	--	--	--	2.3896
03014	Hope Town	2.7085	--	--	--	--	--	--	2.7085
03015	Jackson Township	1.4943	--	--	--	--	--	--	1.4943
03016	Ohio Township	1.4599	--	--	--	--	--	--	1.4599
03017	Rockcreek Township	1.4620	--	--	--	--	--	--	1.4620
03018	Sandcreek Township	1.4554	--	--	--	--	--	--	1.4554
03019	Elizabethtown Town	1.5729	--	--	--	--	--	--	1.5729
03020	Wayne Township	1.5138	--	--	--	--	--	--	1.5138
03021	Columbus City-Wayne Township	2.5561	--	--	--	--	--	--	2.5561
03022	Jonesville Town	1.6527	--	--	--	--	--	--	1.6527
03023	Edinburgh Town-Bartholomew School	3.9046	--	--	--	--	--	--	3.9046
03024	Columbus City-Harrison Township	2.5602	--	--	--	--	--	--	2.5602

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Bartholomew County 2012 Circuit Breaker Cap Credits

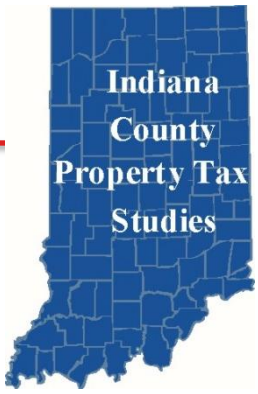
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*2,119,937*	*1,544,442*	*241,918*	*120,283*	*4,026,581*	*85,064,471*	*4.7%*
TIF Total	*0*	*6,053*	*0*	*0*	*6,053*	*5,623,614*	*0.1%*
County Total	*2,119,937*	*1,550,495*	*241,918*	*120,283*	*4,032,634*	*90,688,085*	*4.4%*
Bartholomew County	397,459	284,490	28,768	23,265	733,981	16,882,109	4.3%
Clay Township	191	49	0	133	374	106,067	0.4%
Clifty Township	0	0	0	38	38	31,668	0.1%
Columbus Township	24,379	19,039	0	3,481	46,899	1,486,670	3.2%
Flatrock Township	0	0	0	100	100	52,081	0.2%
German Township	14	351	1,391	112	1,869	134,712	1.4%
Harrison Township	2,463	123	0	168	2,753	259,669	1.1%
Hawcreek Township	0	0	0	243	243	117,123	0.2%
Jackson Township	0	0	0	28	28	30,190	0.1%
Ohio Township	0	0	0	23	23	60,940	0.0%
Rockcreek Township	9	0	0	40	49	28,947	0.2%
Sandcreek Township	0	0	0	20	20	28,960	0.1%
Wayne Township	0	77	0	142	220	151,289	0.1%
Columbus Civil City	1,000,336	699,638	0	38,268	1,738,242	26,268,601	6.6%
Clifford Civil Town	0	0	0	0	0	11,031	0.0%
Elizabethtown Civil Town	0	0	0	3	3	8,731	0.0%
Hartsville Civil Town	0	0	0	122	122	19,530	0.6%
Hope Civil Town	0	0	0	853	853	263,800	0.3%
Jonesville Civil Town	0	0	0	1	1	7,247	0.0%
Edinburgh Civil Town	1,593	38,658	153,312	0	193,562	1,078,323	18.0%
Bartholomew Consolidated School Corp	619,412	435,555	40,964	42,903	1,138,834	32,124,767	3.5%
Flatrock-Hawcreek School Corp	0	0	0	6,048	6,048	2,696,052	0.2%
Edinburgh Community School Corp	712	12,424	5,959	0	19,095	58,570	32.6%
Bartholomew County Public Library	53,062	37,040	0	3,108	93,210	2,228,471	4.2%
Edinburgh-Wright-Hageman Public Library	105	2,537	10,062	0	12,703	70,768	18.0%
Bartholomew County Solid Waste Mgmt Dist	20,204	14,461	1,462	1,183	37,310	858,155	4.3%
TIF - City of Columbus TIF	0	5,069	0	0	5,069	3,521,726	0.1%
TIF - Wayne Annex TIF	0	959	0	0	959	2,101,715	0.0%
TIF - Harrison Annex TIF	0	25	0	0	25	173	14.2%

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.

2012 Benton County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Benton County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Benton County the average tax bill for all taxpayers decreased by 2.5%. This tax bill drop was the result of a 5.6% increase in the tax levy of all local government units and the addition of previously withheld AV to the certified net AV tax base. Benton County net assessed value rose mainly due to a big increase in farmland assessments. Business real and personal property assessments fell. Net assessed values rose more than levies, so tax rates fell in almost all Benton County tax districts. This decreased tax cap credits. Credits as a percent of the levy fell by 0.6% in Benton County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-2.5%	$11,527,798	$758,548,741	2.0%
Change		5.6%	17.3%	-0.6%
2011	10.9%	$10,920,846	$646,678,332	2.6%

Homestead Property Taxes

Homestead property taxes decreased 1.4% on average in Benton County in 2012. Tax rates in most Benton County tax districts decreased. The county average tax rate fell by 10.0%. The percentage of Benton County homesteads at their tax caps fell, from 6.6% in 2011 to 5.7% in 2012. Benton County's local homestead credit and property tax replacement credit rates increased in 2012.

Comparable Homestead Property Tax Changes in Benton County

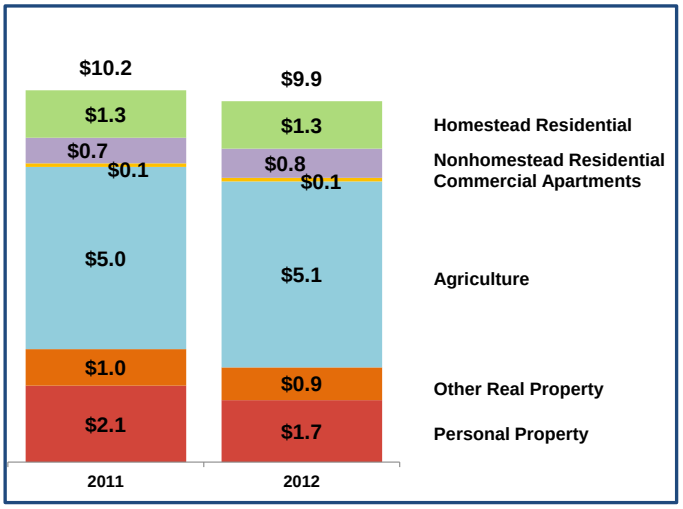
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	674	26.2%
No Change	241	9.4%
Lower Tax Bill	1,656	64.4%
Average Change in Tax Bill	**-1.4%**	
Detailed Change in Tax Bill		
20% or More	236	9.2%
10% to 19%	93	3.6%
1% to 9%	345	13.4%
0%	241	9.4%
-1% to -9%	1,147	44.6%
-10% to -19%	280	10.9%
-20% or More	229	8.9%
Total	**2,571**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Benton County's 2012 net property taxes were paid by owners of agricultural property. Net tax bills for all taxpayers decreased 2.5% in Benton County in 2012. Net taxes were much lower for commercial apartments and personal property and lower for homesteads and other real property. Net taxes were higher for agriculture and nonhomestead residential property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in almost all Benton County tax districts. The average tax rate fell by 10.0%, because the net assessed value increased more than the levy.

Levies in Benton County rose by 5.6%. The largest levy increases were in the Benton Community School Corporation's bus replacement fund and debt service fund. The Otterbein and Boswell Public Libraries had small levy decreases.

Benton County's total net assessed value increased 7.2% in 2012. Agricultural assessments rose 14.6%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 1.9%, mainly due to a drop in business real and personal assessments.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$229,343,849	$233,049,150	1.6%	$80,669,067	$84,719,703	5.0%
Other Residential	41,446,750	40,964,500	-1.2%	41,166,100	40,721,186	-1.1%
Ag Business/Land	393,233,800	450,785,500	14.6%	392,604,810	449,976,518	14.6%
Business Real/Personal	806,501,151	642,377,694	-20.4%	198,783,533	189,236,178	-4.8%
Total	**$1,470,525,550**	**$1,367,176,844**	**-7.0%**	**$713,223,510**	**$764,653,585**	**7.2%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Benton County were $227,759, or 2% of the levy. This was much less than the state average percentage of the levy of 9.2%, and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Benton County's tax rates were below the state median.

More than three-quarters of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the towns of Fowler, Boswell, and Oxford, where district tax rates were near or above $3 per $100 assessed value. The largest dollar losses were in the town of Fowler and in the Benton School Corporation.

Tax Cap Credits by Category

Tax cap credits decreased in Benton County in 2012 by $56,926, or 20%. The percentage of the levy lost to credits fell by 0.6%. There were no major changes in state policy to affect tax cap credits in 2012. Benton County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$44,668	$35,659	-$9,009	-20.2%
2%	237,721	190,185	-47,536	-20.0%
3%	0	0	0	0.0%
Elderly	2,296	1,915	-381	-16.6%
Total	$284,685	$227,759	-$56,926	-20.0%
% of Levy	2.6%	2.0%		-0.6%

Benton County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*15,110,052*	*10,738,546*	*10,967,751*	*10,920,846*	*11,527,798*	*-28.9%*	*2.1%*	*-0.4%*	*5.6%*
State Unit	14,243	0	0	0	0	-100.0%			
Benton County	3,212,933	2,677,789	2,805,468	2,890,005	3,000,818	-16.7%	4.8%	3.0%	3.8%
Bolivar Township	24,949	25,757	26,606	26,844	27,842	3.2%	3.3%	0.9%	3.7%
Center Township	53,789	55,658	57,872	60,331	62,930	3.5%	4.0%	4.2%	4.3%
Gilboa Township	11,458	12,792	12,584	14,451	10,657	11.6%	-1.6%	14.8%	-26.3%
Grant Township	17,921	18,751	19,452	19,718	20,426	4.6%	3.7%	1.4%	3.6%
Hickory Grove Township	50,052	51,183	53,793	55,391	51,558	2.3%	5.1%	3.0%	-6.9%
Oak Grove Township	31,248	32,050	33,116	33,427	34,570	2.6%	3.3%	0.9%	3.4%
Parish Grove Township	16,894	17,554	18,317	18,566	19,222	3.9%	4.3%	1.4%	3.5%
Pine Township	16,730	16,911	17,512	17,738	18,494	1.1%	3.6%	1.3%	4.3%
Richland Township	26,920	28,175	29,216	29,445	30,758	4.7%	3.7%	0.8%	4.5%
Union Township	10,904	11,383	11,782	11,929	12,335	4.4%	3.5%	1.2%	3.4%
York Township	13,506	13,433	14,071	14,459	15,146	-0.5%	4.7%	2.8%	4.8%
Ambia Civil Town	22,603	23,480	24,718	24,773	26,275	3.9%	5.3%	0.2%	6.1%
Boswell Civil Town	194,258	199,417	210,249	215,330	223,615	2.7%	5.4%	2.4%	3.8%
Earl Park Civil Town	52,999	54,304	57,188	57,548	60,819	2.5%	5.3%	0.6%	5.7%
Fowler Civil Town	829,670	846,400	888,532	909,146	941,502	2.0%	5.0%	2.3%	3.6%
Otterbein Civil Town	144,630	142,983	150,700	156,796	164,502	-1.1%	5.4%	4.0%	4.9%
Oxford Civil Town	245,195	251,157	258,729	267,162	272,752	2.4%	3.0%	3.3%	2.1%
Benton Community School Corp	8,360,591	5,134,281	4,968,777	4,662,660	5,044,166	-38.6%	-3.2%	-6.2%	8.2%
South Newton School Corp	499,966	230,449	364,357	501,519	516,054	-53.9%	58.1%	37.6%	2.9%
Tri County School Corp	773,798	350,451	366,065	343,921	395,896	-54.7%	4.5%	-6.0%	15.1%
Boswell Public Library	101,403	111,649	117,408	117,580	107,580	10.1%	5.2%	0.1%	-8.5%
Earl Park Public Library	26,117	26,840	28,271	28,739	30,038	2.8%	5.3%	1.7%	4.5%
Otterbein Public Library	86,002	124,844	137,043	141,110	127,223	45.2%	9.8%	3.0%	-9.8%
Oxford Public Library	96,427	98,711	103,819	106,334	110,194	2.4%	5.2%	2.4%	3.6%
Benton County Public Library	165,346	172,400	181,838	186,555	193,453	4.3%	5.5%	2.6%	3.7%
York Township Public Library	9,500	9,744	10,268	9,369	8,973	2.6%	5.4%	-8.8%	-4.2%
Northwest Indiana Solid Waste Mgmt Dist	0	0	0	0	0				

Benton County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
04001	Bolivar Township	1.3836	12.1292%	--	5.8132%	--	--	--	1.1353
04002	Otterbein (Bolivar)	2.3549	12.1292%	--	1.2465%	--	--	--	2.0399
04003	Center Township	1.2750	12.1292%	--	17.4016%	--	--	--	0.8985
04004	Fowler (Center)	3.2693	12.1292%	--	1.3711%	--	--	--	2.8279
04005	Gilboa Township	1.1887	12.1292%	--	11.6734%	--	--	--	0.9058
04006	Grant Township	1.3670	12.1292%	--	7.9319%	--	--	--	1.0928
04007	Boswell (Grant)	3.2860	12.1292%	--	1.8080%	--	--	--	2.8280
04008	Hickory Grove Township	1.3255	12.1292%	--	14.5553%	--	--	--	0.9718
04009	Ambia (Hickory Grove)	2.4556	12.1292%	--	0.5860%	--	--	--	2.1434
04010	Oak Grove Township	1.3689	12.1292%	--	11.2434%	--	--	--	1.0490
04011	Oxford (Oak Grove)	2.8016	12.1292%	--	1.6748%	--	--	--	2.4149
04012	Parish Grove Township	1.2490	12.1292%	--	11.3187%	--	--	--	0.9561
04013	Pine Township	1.2586	12.1292%	--	6.3370%	--	--	--	1.0262
04014	Richland Township	1.2940	12.1292%	--	10.3181%	--	--	--	1.0035
04015	Earl Park (Richland)	2.3321	12.1292%	--	1.4703%	--	--	--	2.0149
04016	Union Township	1.2426	12.1292%	--	11.0026%	--	--	--	0.9552
04017	York Township	1.3407	12.1292%	--	14.0995%	--	--	--	0.9891

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Benton County 2012 Circuit Breaker Cap Credits

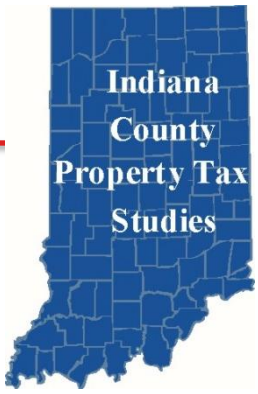
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*35,659*	*189,749*	*0*	*1,915*	*227,323*	*11,527,798*	*2.0%*
TIF Total	*0*	*435*	*0*	*0*	*435*	*1,612*	*27.0%*
County Total	*35,659*	*190,185*	*0*	*1,915*	*227,759*	*11,529,410*	*2.0%*
Benton County	4,334	23,783	0	281	28,399	3,000,818	0.9%
Bolivar Township	1	32	0	5	37	27,842	0.1%
Center Township	160	573	0	3	736	62,930	1.2%
Gilboa Township	0	0	0	0	0	10,657	0.0%
Grant Township	2	110	0	1	113	20,426	0.6%
Hickory Grove Township	0	28	0	0	28	51,558	0.1%
Oak Grove Township	5	198	0	3	206	34,570	0.6%
Parish Grove Township	0	0	0	0	0	19,222	0.0%
Pine Township	0	0	0	0	0	18,494	0.0%
Richland Township	0	8	0	0	8	30,758	0.0%
Union Township	0	0	0	0	0	12,335	0.0%
York Township	0	0	0	1	1	15,146	0.0%
Ambia Civil Town	0	697	0	0	697	26,275	2.7%
Boswell Civil Town	420	19,931	0	146	20,497	223,615	9.2%
Earl Park Civil Town	16	376	0	0	392	60,819	0.6%
Fowler Civil Town	21,216	76,170	0	368	97,754	941,502	10.4%
Otterbein Civil Town	32	1,794	0	235	2,062	164,502	1.3%
Oxford Civil Town	381	14,143	0	225	14,748	272,752	5.4%
Benton Community School Corp	8,542	46,869	0	524	55,935	5,044,166	1.1%
South Newton School Corp	0	0	0	35	35	516,054	0.0%
Tri County School Corp	0	0	0	0	0	395,896	0.0%
Boswell Public Library	34	1,620	0	12	1,666	107,580	1.5%
Earl Park Public Library	1	20	0	0	21	30,038	0.1%
Otterbein Public Library	5	300	0	44	349	127,223	0.3%
Oxford Public Library	37	1,369	0	22	1,427	110,194	1.3%
Benton County Public Library	474	1,727	0	8	2,209	193,453	1.1%
York Township Public Library	0	0	0	1	1	8,973	0.0%
Northwest Indiana Solid Waste Mgmt Dist	0	0	0	0	0	0	
TIF - Boswell (Grant)	0	435	0	0	435	1,612	27.0%

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.

2012 Blackford County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Blackford County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Blackford County the average tax bill for all taxpayers decreased by 1.2%. This tax bill fall was mainly the result of the 5.0% decrease in the tax levy of all local government units. Blackford County certified net assessed value increased substantially by 10.2%, mostly due to rising business assessments. Homestead assessments fell, which may have been a legacy of the recession. Falling levies and rising assessed values caused tax rates to fall in all Blackford County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell by 3.5% in Blackford County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-1.2%	$9,967,487	$418,828,377	9.8%
Change		-5.0%	10.2%	-3.5%
2011	-0.3%	$10,489,726	$380,085,547	13.2%

Homestead Property Taxes

Homestead property taxes decreased 12.0% on average in Blackford County in 2012. Tax rates decreased in all of Blackford County's tax districts. The county average tax rate fell by 13.8%. The percentage of Blackford County homesteads at their tax caps fell from 6.5% in 2011 to 4.7% in 2012.

Comparable Homestead Property Tax Changes in Blackford County

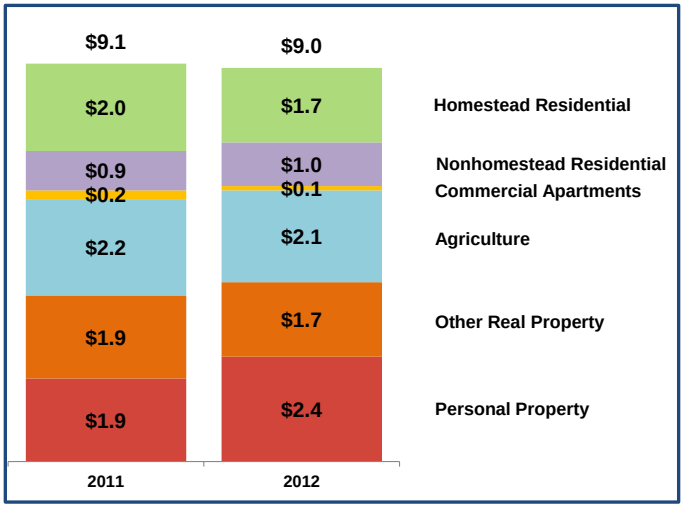
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	420	10.7%
No Change	533	13.5%
Lower Tax Bill	2,989	75.8%
Average Change in Tax Bill	**-12.0%**	
Detailed Change in Tax Bill		
20% or More	119	3.0%
10% to 19%	58	1.5%
1% to 9%	243	6.2%
0%	533	13.5%
-1% to -9%	788	20.0%
-10% to -19%	1,575	40.0%
-20% or More	626	15.9%
Total	**3,942**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Blackford County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal), by owners of agricultural property, and by homeowners. Net tax bills for all taxpayers decreased 1.2% in Blackford County in 2012. Net taxes were especially lower for homesteads and commercial apartments, and lower for agricultural property and other real property. Personal property net taxes increased substantially, and taxes on nonhomestead residential property (mostly rental housing and second homes) increased as well.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all Blackford County tax districts. The average tax rate fell substantially, by 13.8%. A large levy decrease combined with a strong growth in net assessed value to reduce tax rates.

Levies in Blackford County decreased by 5.0%. Blackford County Schools experienced decreases in its debt service fund, transportation fund, and school pension debt fund. The county government saw decreases in its general fund and jail bond fund. There were no units in Blackford County with significant increases in levies in 2012.

Blackford County's total net assessed value increased 10.4% in 2012. Business real and personal assessments increased substantially, by 18.3%. Agricultural net assessments rose 12.6%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. The drop in homestead assessments may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$296,996,894	$289,578,630	-2.5%	$86,531,846	$84,409,779	-2.5%
Other Residential	56,297,700	60,406,200	7.3%	54,271,258	57,959,852	6.8%
Ag Business/Land	113,696,200	128,087,100	12.7%	111,477,030	125,469,218	12.6%
Business Real/Personal	166,018,276	193,295,302	16.4%	134,633,578	159,247,625	18.3%
Total	**$633,009,070**	**$671,367,232**	**6.1%**	**$386,913,712**	**$427,086,474**	**10.4%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Blackford County totaled just under $1 million, or 9.8% of the levy. This was near the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Blackford County's tax rates were near the state average in 2012.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 3% business real and personal category. Tax cap credits in the 1% homestead category were so small because of Blackford County's local homestead credit and because Blackford County's homesteads have relatively low assessed values. The largest percentage losses were in Hartford City and the Hartford Public Library District, where district tax rates were above $3 per $100 assessed value. Percentage losses were also large in the city of Dunkirk and the Jay County School Corporation, cross-county units which are mostly in Jay County. The largest dollar losses were in Hartford City, Blackford County Schools, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased significantly in Blackford County in 2012 by $428,494, or 30.1%. The percentage of the levy lost to credits fell by 3.5%. There were no major changes in state policy to affect tax cap credits in 2012. Blackford County credits decreased mainly because district tax rates declined.

Tax Cap Category	2011	2012	Difference	% Change
1%	$108,905	$65,727	-$43,178	-39.6%
2%	814,009	653,114	-160,895	-19.8%
3%	489,796	272,065	-217,731	-44.5%
Elderly	12,756	6,067	-6,689	-52.4%
Total	$1,425,467	$996,973	-$428,494	-30.1%
% of Levy	13.2%	9.8%		-3.5%

Blackford County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*14,285,781*	*10,461,692*	*10,578,876*	*10,489,726*	*9,967,487*	*-26.8%*	*1.1%*	*-0.8%*	*-5.0%*
State Unit	10,694	0	0	0	0	-100.0%			
Blackford County	3,478,256	3,067,341	3,182,766	3,325,369	3,172,204	-11.8%	3.8%	4.5%	-4.6%
Harrison Township	55,659	58,351	60,177	62,219	56,995	4.8%	3.1%	3.4%	-8.4%
Jackson Township	61,078	53,646	45,358	29,651	31,303	-12.2%	-15.4%	-34.6%	5.6%
Licking Township	174,493	181,455	185,249	193,358	200,419	4.0%	2.1%	4.4%	3.7%
Washington Township	36,932	29,630	38,746	35,425	31,267	-19.8%	30.8%	-8.6%	-11.7%
Hartford City Civil City	1,825,724	1,839,880	1,879,609	2,073,201	2,074,463	0.8%	2.2%	10.3%	0.1%
Dunkirk Civil City	19,488	14,414	15,249	19,309	19,782	-26.0%	5.8%	26.6%	2.4%
Montpelier Civil City	419,076	421,724	419,809	447,862	463,130	0.6%	-0.5%	6.7%	3.4%
Shamrock Lakes Civil Town	28,698	22,928	31,399	29,921	32,856	-20.1%	36.9%	-4.7%	9.8%
Blackford County School Corp	7,795,708	4,415,438	4,358,901	3,882,589	3,483,013	-43.4%	-1.3%	-10.9%	-10.3%
Jay County School Corp	22,440	12,288	12,890	15,259	13,753	-45.2%	4.9%	18.4%	-9.9%
Hartford City Public Library	279,976	267,556	272,110	289,474	299,478	-4.4%	1.7%	6.4%	3.5%
Montpelier Public Library	75,177	75,128	74,724	80,266	83,036	-0.1%	-0.5%	7.4%	3.5%
Dunkirk Public Library	2,382	1,913	1,889	2,402	2,437	-19.7%	-1.3%	27.2%	1.5%
Blackford County Solid Waste	0	0	0	3,421	3,351				-2.0%

Blackford County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
05001	Harrison Township	1.7440	--	--	10.5554%	--	--	--	1.5599
05002	Montpelier City	2.6872	--	--	10.5554%	--	--	--	2.4036
05003	Jackson Township	1.6394	--	--	10.5554%	--	--	--	1.4664
05004	Dunkirk City (Shadyside)	3.6616	--	--	10.5554%	--	--	--	3.2751
05005	Licking Township	1.7095	--	--	10.5554%	--	--	--	1.5291
05006	Hartford City	3.4278	--	--	10.5554%	--	--	--	3.0660
05007	Shamrock Lakes Town	2.4474	--	--	10.5554%	--	--	--	2.1891
05008	Washington Township	1.6612	--	--	10.5554%	--	--	--	1.4859

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Blackford County 2012 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	*65,727*	*645,936*	*246,433*	*6,067*	*964,162*	*9,967,487*	*9.7%*
TIF Total	*0*	*7,178*	*25,632*	*0*	*32,810*	*235,985*	*13.9%*
County Total	*65,727*	*653,114*	*272,065*	*6,067*	*996,973*	*10,203,472*	*9.8%*
Blackford County	14,558	146,917	54,434	1,949	217,857	3,172,204	6.9%
Harrison Township	3	1,045	0	13	1,061	56,995	1.9%
Jackson Township	0	105	9	4	118	31,303	0.4%
Licking Township	1,693	14,601	6,324	227	22,844	200,419	11.4%
Washington Township	0	0	0	7	7	31,267	0.0%
Hartford City Civil City	29,080	250,049	109,211	1,369	389,708	2,074,463	18.8%
Dunkirk Civil City	0	6,037	531	0	6,568	19,782	33.2%
Montpelier Civil City	73	24,264	0	101	24,438	463,130	5.3%
Shamrock Lakes Civil Town	70	1,060	0	33	1,162	32,856	3.5%
Blackford County School Corp	16,032	158,610	59,667	2,147	236,455	3,483,013	6.8%
Jay County School Corp	0	4,197	369	0	4,566	13,753	33.2%
Hartford City Public Library	4,198	36,098	15,766	198	56,260	299,478	18.8%
Montpelier Public Library	6	2,054	0	19	2,079	83,036	2.5%
Dunkirk Public Library	0	744	65	0	809	2,437	33.2%
Mideast Indiana Solid Waste Mgmt Dist	0	0	0	0	0	0	
Blackford County Solid Waste	15	155	58	2	230	3,351	6.9%
Hartford City Redevelopment Commission	0	0	0	0	0	0	
TIF - Hartford City 100	0	1,520	22,287	0	23,807	182,244	13.1%
TIF - Hartford City Expansion	0	5,546	1,673	0	7,218	26,718	27.0%
TIF - Industrial Park 200	0	112	1,672	0	1,784	27,023	6.6%

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.
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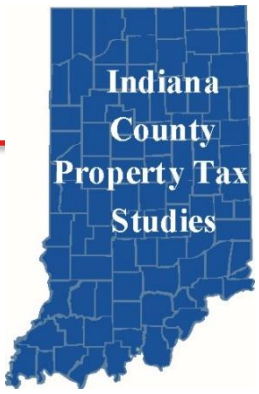

Legislative Services Agency August 2012

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In Boone County the average tax bill for all taxpayers increased 4.7%. This tax bill rise was mainly the result of the 8.4% increase in the tax levy of all local government units. Boone County certified net assessed value increased by 2.0%. Net assessed value rose mainly due to a large increase in farmland assessments. Nonhomestead residential values also grew. Homestead values grew only slightly and business assessments declined slightly, which may have been a legacy of the recession. A levy increase that exceeded assessment growth caused tax rates to rise in some of the bigger tax districts, which increased tax cap credits. Credits as a percent of the levy rose by 2.5% in Boone County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	4.7%	$74,537,797	$3,657,984,672	8.0%
Change		8.4%	2.0%	2.5%
2011	0.7%	$68,744,707	$3,587,714,083	5.4%

Homestead Property Taxes

Homestead property taxes increased 0.9% on average in Boone County in 2012. Tax rates in most Boone County tax districts decreased, but the county average tax rate increased by 5.8% due to tax rate increases in several of the larger tax districts. The percentage of Boone County homesteads at their tax caps increased from 33.4% in 2011 to 35.6% in 2012. Boone County had no local homestead credits in 2012.

Comparable Homestead Property Tax Changes in Boone County

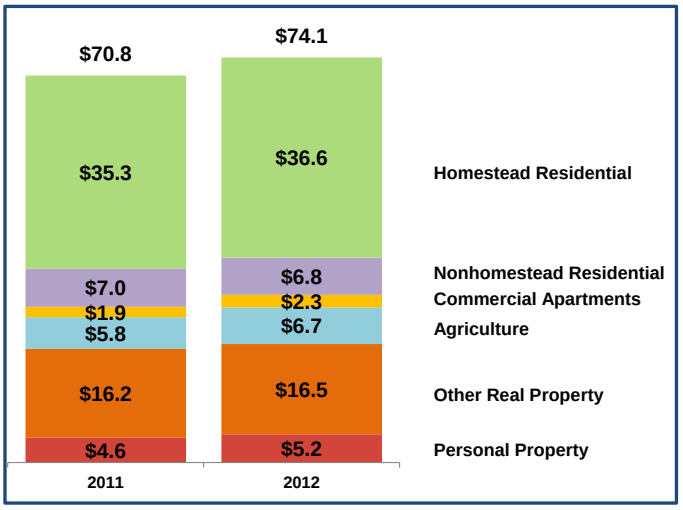
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	8,512	51.1%
No Change	163	1.0%
Lower Tax Bill	7,996	48.0%
Average Change in Tax Bill	**0.9%**	
Detailed Change in Tax Bill		
20% or More	646	3.9%
10% to 19%	1,299	7.8%
1% to 9%	6,567	39.4%
0%	163	1.0%
-1% to -9%	7,357	44.1%
-10% to -19%	398	2.4%
-20% or More	241	1.4%
Total	**16,671**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest part of Boone County's 2012 net property taxes were paid by homeowners and by business owners on their land and buildings (other real). Net tax bills for all taxpayers increased 4.7% in Boone County in 2012. Net taxes were much higher for agricultural property, commercial apartments, and personal property (mostly business equipment). Taxes also rose for homesteads and other real property. Net taxes decreased for nonhomestead residential property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in a majority of Boone County tax districts. The average tax rate rose by 5.8%, because the levy increase was larger than the increase in net assessed value.

Levies in Boone County increased by 8.4%. The largest levy increases were in the town of Zionsville, mainly due to increases in its special fire protection territory general fund, cumulative capital development fund, and police fund. Zionsville Schools also saw a large increase in its debt service levy.

Boone County's total net assessed value increased 1.8% in 2012. Agricultural net assessments rose 12.6%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell by 0.6%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$3,928,523,197	$3,956,279,380	0.7%	$2,092,612,282	$2,095,448,625	0.1%
Other Residential	412,040,900	430,305,500	4.4%	409,134,440	427,289,634	4.4%
Ag Business/Land	400,138,200	451,605,700	12.9%	399,557,330	449,818,566	12.6%
Business Real/Personal	1,338,364,473	1,328,983,692	-0.7%	992,525,276	991,085,655	-0.1%
Total	**$6,079,066,770**	**$6,167,174,272**	**1.4%**	**$3,893,829,328**	**$3,963,642,480**	**1.8%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Boone County were $6.4 million, or 8.0% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates usually are the main determinant of tax cap credits, but Boone County's tax rates were near the state median. The county's average homestead assessed value was among the highest in the state, and higher-valued homes are eligible for tax cap credits at lower tax rates.

Most of Boone County's total tax cap credits were in the 1% homestead category. The largest percentage losses were in the town of Zionsville and the Zionsville School Corporation, where district tax rates were above $2 per $100 assessed value. The Hussey-Mayfield Memorial Library also had a 14.2% loss. The largest dollar losses were in the Zionsville Community Schools, the town of Zionsville, and the county unit.

Tax Cap Credits by Category

Tax cap credits increased in Boone County in 2012 by $2.4 million, or 59.6%. The percentage of the levy lost to credits rose by 2.5%. There were no major changes in state policy to affect tax cap credits in 2012. Boone County credits increased mainly because tax rates increased in several districts where rates were already above $2 per $100 assessed value.

Tax Cap Category	2011	2012	Difference	% Change
1%	$3,522,245	$5,752,545	$2,230,300	63.3%
2%	509,775	683,499	173,725	34.1%
3%	0	0	0	0.0%
Elderly	4,609	6,878	2,268	49.2%
Total	$4,036,629	$6,442,922	$2,406,293	59.6%
% of Levy	5.4%	8.0%		2.5%

Boone County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*93,479,518*	*64,899,215*	*68,490,068*	*68,744,707*	*74,537,797*	*-30.6%*	*5.5%*	*0.4%*	*8.4%*
State Unit	103,344	0	0	0	0	-100.0%			
Boone County	8,810,017	7,433,881	7,713,643	7,842,743	8,128,042	-15.6%	3.8%	1.7%	3.6%
Center Township	694,118	623,601	485,609	497,810	512,927	-10.2%	-22.1%	2.5%	3.0%
Clinton Township	13,382	13,942	14,456	14,789	15,260	4.2%	3.7%	2.3%	3.2%
Eagle Township	20,651	20,480	0	0	0	-0.8%	-100.0%		
Harrison Township	9,298	9,651	9,983	10,189	10,554	3.8%	3.4%	2.1%	3.6%
Jackson Township	33,819	35,508	37,035	38,041	39,026	5.0%	4.3%	2.7%	2.6%
Jefferson Township	16,550	17,397	17,941	18,467	19,131	5.1%	3.1%	2.9%	3.6%
Marion Township	13,219	13,762	14,174	20,219	14,992	4.1%	3.0%	42.6%	-25.9%
Perry Township	45,368	44,812	39,503	39,228	25,667	-1.2%	-11.8%	-0.7%	-34.6%
Sugar Creek Township	57,693	58,865	60,596	62,270	63,808	2.0%	2.9%	2.8%	2.5%
Union Township	384,768	154,959	0	0	0	-59.7%	-100.0%		
Washington Township	11,841	12,726	13,178	13,049	13,898	7.5%	3.6%	-1.0%	6.5%
Worth Township	395,804	464,185	309,239	312,982	321,471	17.3%	-33.4%	1.2%	2.7%
Lebanon Civil City	3,243,870	3,451,794	3,808,345	4,291,070	4,957,445	6.4%	10.3%	12.7%	15.5%
Advance Civil Town	85,372	88,176	91,351	93,740	96,511	3.3%	3.6%	2.6%	3.0%
Jamestown Civil Town	99,586	81,420	96,351	98,158	97,080	-18.2%	18.3%	1.9%	-1.1%
Thorntown Civil Town	149,671	153,449	158,951	162,613	166,754	2.5%	3.6%	2.3%	2.5%
Ulen Civil Town	32,981	33,824	35,271	36,129	37,188	2.6%	4.3%	2.4%	2.9%
Whitestown Civil Town	358,802	1,147,225	2,378,436	3,106,988	3,232,760	219.7%	107.3%	30.6%	4.0%
Zionsville Civil Town	7,323,983	7,712,052	6,689,330	7,368,300	9,430,240	5.3%	-13.3%	10.2%	28.0%
Western Boone County School Corp	7,631,443	4,336,659	5,640,140	5,342,179	5,514,638	-43.2%	30.1%	-5.3%	3.2%
Zionsville Community School Corp	41,790,297	22,811,276	25,304,338	24,630,883	25,973,122	-45.4%	10.9%	-2.7%	5.4%
Lebanon Community School Corp	18,163,165	12,476,740	11,861,375	11,068,880	11,590,203	-31.3%	-4.9%	-6.7%	4.7%
Sheridan Community Schools	1,414,766	914,340	1,023,464	1,127,280	1,550,193	-35.4%	11.9%	10.1%	37.5%
Lebanon Public Library	952,040	1,171,686	1,014,538	958,185	1,075,994	23.1%	-13.4%	-5.6%	12.3%
Thorntown Public Library	349,781	305,679	431,971	334,884	391,942	-12.6%	41.3%	-22.5%	17.0%
Hussey - Mayfield Memorial Library	1,203,354	1,238,162	1,240,850	1,255,631	1,258,951	2.9%	0.2%	1.2%	0.3%
Boone County Solid Waste Management Dist	0	0	0	0	0				
City of Lebanon Redevelopment	0	0	0	0	0				
Zionsville Redevelopment Commission	70,535	72,964	0	0	0	3.4%	-100.0%		
Boone County Redevelopment Commission	0	0	0	0	0				

Boone County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
06001	Center Township	1.6161	--	--	--	--	--	--	1.6161
06002	Lebanon City	2.1945	--	--	--	--	--	--	2.1945
06003	Ulen Town	1.8653	--	--	--	--	--	--	1.8653
06004	Clinton Township	1.2579	--	--	--	--	--	--	1.2579
06005	Eagle Township	1.9100	--	--	--	--	--	--	1.9100
06006	Zionsville Town	2.3028	--	--	--	--	--	--	2.3028
06007	Harrison Township	1.2546	--	--	--	--	--	--	1.2546
06008	Jackson Township	1.2546	--	--	--	--	--	--	1.2546
06009	Advance Town	2.4548	--	--	--	--	--	--	2.4548
06010	Jamestown Town	1.7366	--	--	--	--	--	--	1.7366
06011	Jefferson Township	1.3902	--	--	--	--	--	--	1.3902
06012	Marion Township	1.6420	--	--	--	--	--	--	1.6420
06013	Perry Township	1.3145	--	--	--	--	--	--	1.3145
06014	Sugar Creek Township	1.4615	--	--	--	--	--	--	1.4615
06015	Thorntown Town	1.8705	--	--	--	--	--	--	1.8705
06016	Union Township	1.9613	--	--	--	--	--	--	1.9613
06017	Washington Township	1.3863	--	--	--	--	--	--	1.3863
06018	Worth Township	1.7978	--	--	--	--	--	--	1.7978
06019	Whitestown Town	2.5561	--	--	--	--	--	--	2.5561
06020	Whitestown - Perry	2.5504	--	--	--	--	--	--	2.5504
06021	Whitestown - Eagle	2.8971	--	--	--	--	--	--	2.8971
06024	Whitestown - (TIF Memo Only)	1.2689	--	--	--	--	--	--	1.2689
06025	Whitestown - Eagle (TIF Memo Only)	1.2689	--	--	--	--	--	--	1.2689
06026	Whitestown - Perry #2 (TIF Memo Only)	1.2689	--	--	--	--	--	--	1.2689
06027	Lebanon-Perry	2.0381	--	--	--	--	--	--	2.0381
06028	Lebanon-Perry (TIF Memo Only)	0.7566	--	--	--	--	--	--	0.7566

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Boone County 2012 Circuit Breaker Cap Credits

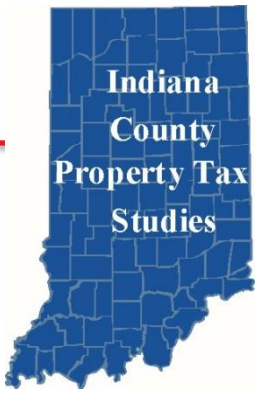
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*5,752,063*	*590,751*	*0*	*6,878*	*6,349,692*	*74,537,797*	*8.5%*
TIF Total	*482*	*92,748*	*0*	*0*	*93,230*	*6,398,546*	*1.5%*
County Total	*5,752,545*	*683,499*	*0*	*6,878*	*6,442,922*	*80,936,343*	*8.0%*
Boone County	571,036	54,174	0	804	626,013	8,128,042	7.7%
Center Township	287	0	0	45	332	512,927	0.1%
Clinton Township	0	0	0	0	0	15,260	0.0%
Eagle Township	0	0	0	0	0	0	
Harrison Township	0	0	0	6	6	10,554	0.1%
Jackson Township	4	35	0	1	40	39,026	0.1%
Jefferson Township	0	0	0	0	0	19,131	0.0%
Marion Township	0	0	0	4	4	14,992	0.0%
Perry Township	15	37	0	4	56	25,667	0.2%
Sugar Creek Township	0	0	0	17	17	63,808	0.0%
Union Township	0	0	0	0	0	0	
Washington Township	0	0	0	5	5	13,898	0.0%
Worth Township	186	158	0	61	405	321,471	0.1%
Lebanon Civil City	7,537	0	0	1,173	8,710	4,957,445	0.2%
Advance Civil Town	756	5,980	0	84	6,820	96,511	7.1%
Jamestown Civil Town	0	0	0	10	10	97,080	0.0%
Thorntown Civil Town	0	0	0	125	125	166,754	0.1%
Ulen Civil Town	0	0	0	0	0	37,188	0.0%
Whitestown Civil Town	213,730	88,804	0	18	302,553	3,232,760	9.4%
Zionsville Civil Town	1,362,540	113,929	0	214	1,476,683	9,430,240	15.7%
Western Boone County School Corp	633	5,007	0	1,163	6,802	5,514,638	0.1%
Zionsville Community School Corp	3,405,524	291,673	0	509	3,697,706	25,973,122	14.2%
Lebanon Community School Corp	23,420	16,816	0	1,874	42,110	11,590,203	0.4%
Sheridan Community Schools	0	0	0	440	440	1,550,193	0.0%
Lebanon Public Library	1,324	0	0	206	1,530	1,075,994	0.1%
Thorntown Public Library	0	0	0	92	92	391,942	0.0%
Hussey - Mayfield Memorial Library	165,070	14,138	0	25	179,233	1,258,951	14.2%
Boone County Solid Waste Management Dist	0	0	0	0	0	0	
City of Lebanon Redevelopment	0	0	0	0	0	0	
Zionsville Redevelopment Commission	0	0	0	0	0	0	
Boone County Redevelopment Commission	0	0	0	0	0	0	
TIF - Eagle Township 96Th St	0	0	0	0	0	482,415	0.0%
TIF - Eagle Township I-65 E	0	0	0	0	0	0	
TIF - Whitestown-Eagle I-65(Mo)	0	6,732	0	0	6,732	985,036	0.7%
TIF - Whitestown-Perry I-65(Mo)	0	138	0	0	138	39,779	0.3%
TIF - Whitestown I-65 E #2 (Mo)	0	452	0	0	452	328,079	0.1%
TIF - Whitestown I-65 E#2 Medco	0	0	0	0	0	199,228	0.0%
TIF - Whitestown-Perry EDA#3(Mo)	0	842	0	0	842	9,974	8.4%
TIF - Whitestown EDA#3(Mo)	0	180	0	0	180	1,588	11.3%
TIF - Eagle Township I-65 West	0	0	0	0	0	4,136	0.0%
TIF - Whitestown-Eaglei-65 W(Mo)	0	1,756	0	0	1,756	119,092	1.5%
TIF - Perry Township I-65 W	0	0	0	0	0	3,076	0.0%
TIF - Whitestown-Perry I-65 W(Mo)	0	0	0	0	0	0	
TIF - Lebanon-Perry I-65 W	0	0	0	0	0	543	0.0%
TIF - Lebanon EDA	0	0	0	0	0	1,444,803	0.0%
TIF - Lebanon Expansion	0	0	0	0	0	4,279	0.0%
TIF - Zionsville EDA	482	2,428	0	0	2,910	1,417,792	0.2%
TIF - Whitestown-Perry Ind Pk	0	18	0	0	18	627,483	0.0%
TIF - Whitestown 334-700 EDA 1	0	10	0	0	10	33	30.8%
TIF - DA Lubricant 1010	0	0	0	0	0	149	0.0%
TIF - Lebanon Bus Pk Bldg	0	0	0	0	0	12,987	0.0%
TIF - Perry Ind Pk EDA-Whitestown	0	0	0	0	0	403,002	0.0%
TIF - Whitestown Maple Grove	0	80,193	0	0	80,193	315,071	25.5%

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.

2012 Brown County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Brown County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Brown County the average tax bill for all taxpayers decreased 10.4%. This large tax bill reduction was mainly the result of the 12.8% decrease in the tax levy of all local government units. Brown County certified net assessed value fell by 5.5%, which may have been a legacy of the recession. The large levy decrease caused tax rates to fall in all Brown County tax districts. Brown County's tax rates are so low that few taxpayers were eligible for tax cap credits.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-10.4%	$11,540,069	$1,192,221,635	0.0%
Change		-12.8%	-5.5%	0.0%
2011	32.5%	$13,232,766	$1,261,703,348	0.1%

Homestead Property Taxes

Homestead property taxes decreased 15.5% on average in Brown County in 2012. Tax rates in all Brown County tax districts decreased. The county average tax rate fell by 7.7%. Brown County's net homestead AV fell in 2012, which combined with lower tax rates to cause the big drop in homestead property tax bills. Brown County's tax rates were so low that no homesteads were eligible for tax cap credits in 2012.

Net Tax Bill Changes - All Property Types

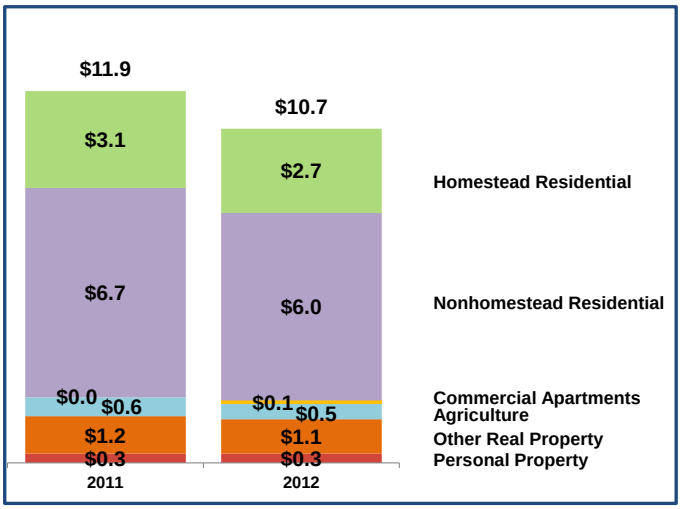
Most of Brown County's 2012 net property taxes were paid by owners of second homes and small rental housing (nonhomestead residential) and by homeowners. Net tax bills for all taxpayers decreased 10.4% in Brown County in 2012. Net taxes were lower on homesteads, nonhomestead residential, agriculture, and business real property (other real). Net taxes were higher on commercial apartments and personal property.

Comparable Homestead Property Tax Changes in Brown County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	219	4.7%
No Change	33	0.7%
Lower Tax Bill	4,360	94.5%
Average Change in Tax Bill	**-15.5%**	
Detailed Change in Tax Bill		
20% or More	87	1.9%
10% to 19%	25	0.5%
1% to 9%	107	2.3%
0%	33	0.7%
-1% to -9%	466	10.1%
-10% to -19%	2,681	58.1%
-20% or More	1,213	26.3%
Total	**4,612**	**100.0%**

Note: Percentages may not total due to rounding.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all Brown County tax districts. The average tax rate fell by 7.7%, because levies fell by more than certified net assessed value.

Levies in Brown County decreased by 12.8%. The Brown County School Corporation had significant decreases in its debt service and bus replacement funds, and the library district saw a decrease in its debt service fund. The largest levy increases were in the Brown County School Corporation's referendum fund and the county general fund.

Brown County's total net assessed value decreased 1.6% in 2012. Homestead and other residential net assessments fell. Agricultural net assessments increased 7.5% due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 2.0%. Declines in homestead and other residential net assessments may be lingering effects of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$815,233,097	$802,985,800	-1.5%	$414,822,086	$405,525,675	-2.2%
Other Residential	662,842,100	640,948,900	-3.3%	656,701,081	639,451,310	-2.6%
Ag Business/Land	53,832,400	58,321,600	8.3%	52,833,660	56,812,352	7.5%
Business Real/Personal	167,602,015	175,758,804	4.9%	131,196,887	133,950,314	2.1%
Total	**$1,699,509,612**	**$1,678,015,104**	**-1.3%**	**$1,255,553,714**	**$1,235,739,651**	**-1.6%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Brown County were negligible, $3,987, which rounded to 0% of the levy. This was less than the state average percentage of the levy of 9.2%, and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Brown County's tax rates were among the lowest in the state. All of Brown County's tax cap credits were in the elderly category.

Tax cap losses in all local government units in Brown County were tiny as a percentage of levies. In dollar terms, the Brown County school corporation and the county lost the most.

Tax Cap Credits by Category

The tax credit for the elderly limits taxes paid by older homeowners to a 2% increase per year. Brown County tax rates were too low for any homeowners, nonhomestead residential, farmland owners, or business owners to be eligible for tax cap credits. Tax cap credits decreased in Brown County in 2012 by $4,680, or 54%. The percentage of the levy lost to credits dropped from 0.1% to near zero. Tax rate decreases in 2012 meant that fewer older homeowners qualified for the elderly tax credit.

Tax Cap Category	2011	2012	Difference	% Change
1%	$0	$0	$0	0.0%
2%	0	0	0	0.0%
3%	0	0	0	0.0%
Elderly	8,667	3,987	-4,680	-54.0%
Total	$8,667	$3,987	-$4,680	-54.0%
% of Levy	0.1%	0.0%		0.0%

Brown County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*21,155,418*	*11,955,145*	*10,406,768*	*13,232,766*	*11,540,069*	*-43.5%*	*-13.0%*	*27.2%*	*-12.8%*
State Unit	32,881	0	0	0	0	-100.0%			
Brown County	6,111,733	3,619,191	3,756,529	3,581,976	3,675,619	-40.8%	3.8%	-4.6%	2.6%
Hamblen Township	41,949	41,042	39,632	39,178	126,968	-2.2%	-3.4%	-1.1%	224.1%
Jackson Township	47,009	46,236	44,740	44,128	42,946	-1.6%	-3.2%	-1.4%	-2.7%
Van Buren Township	79,078	69,573	66,999	65,763	63,329	-12.0%	-3.7%	-1.8%	-3.7%
Washington Township	81,967	75,771	72,912	72,418	70,116	-7.6%	-3.8%	-0.7%	-3.2%
Nashville Civil Town	365,058	362,659	346,257	331,821	404,435	-0.7%	-4.5%	-4.2%	21.9%
Brown County School Corportation	13,716,805	7,104,159	5,443,504	8,401,682	6,476,148	-48.2%	-23.4%	54.3%	-22.9%
Brown County Public Library	460,333	423,226	425,084	527,392	388,664	-8.1%	0.4%	24.1%	-26.3%
Hamblen Township Fire Protection Dist	84,341	79,065	77,513	34,667	158,315	-6.3%	-2.0%	-55.3%	356.7%
Brown County Solid Waste Management Dist	134,264	134,223	133,598	133,741	133,529	0.0%	-0.5%	0.1%	-0.2%

Brown County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
07001	Hamblen Township	0.9356	--	--	--	--	42.6882%	--	0.5362
07002	Jackson Township	0.9132	--	--	--	--	42.6882%	--	0.5234
07003	Van Buren Township	0.9481	--	--	--	--	42.6882%	--	0.5434
07004	Washington Township	0.9198	--	--	--	--	42.6882%	--	0.5272
07005	Nashville Town	1.2094	--	--	--	--	42.6882%	--	0.6931
07006	Hamblen Fire District	0.9973	--	--	--	--	42.6882%	--	0.5716

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Brown County 2012 Circuit Breaker Cap Credits

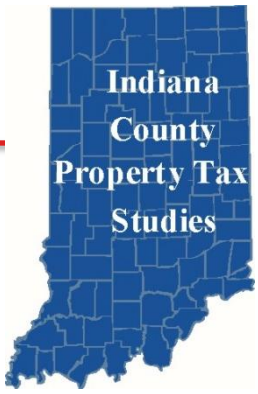
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*0*	*0*	*0*	*3,987*	*3,987*	*11,540,069*	*0.0%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*0*	*0*	*0*	*3,987*	*3,987*	*11,540,069*	*0.0%*
Brown County	0	0	0	1,287	1,287	3,675,619	0.0%
Hamblen Township	0	0	0	4	4	126,968	0.0%
Jackson Township	0	0	0	24	24	42,946	0.1%
Van Buren Township	0	0	0	13	13	63,329	0.0%
Washington Township	0	0	0	40	40	70,116	0.1%
Nashville Civil Town	0	0	0	97	97	404,435	0.0%
Brown County School Corportation	0	0	0	2,268	2,268	6,476,148	0.0%
Brown County Public Library	0	0	0	136	136	388,664	0.0%
Hamblen Township Fire Protection Dist	0	0	0	70	70	158,315	0.0%
Brown County Solid Waste Management Dist	0	0	0	47	47	133,529	0.0%
Brown County Fire Protection District	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.

2012 Carroll County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Carroll County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Carroll County the average tax bill for all taxpayers increased 1.8%. This tax bill rise was the result of a small 0.6% increase in the tax levy of all local government units and a 4.0% rise in certified net assessed value. Most of the assessment increase was due to a large rise in farmland assessments. Assessment growth exceeded levy growth, so tax rates decreased in most Carroll County tax districts. Still, tax cap credits were almost unchanged as a percentage of the levy.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	1.8%	$15,911,511	$1,029,337,318	4.6%
Change		0.6%	4.0%	0.0%
2011	-4.5%	$15,818,123	$990,039,345	4.6%

Homestead Property Taxes

Homestead property taxes decreased 3.3% on average in Carroll County in 2012. Tax rates in most Carroll County tax districts decreased. The county average tax rate fell by 3.2%. Carroll County's local property tax credit rate was almost unchanged in 2012. The percentage of Carroll County homesteads at their tax caps decreased slightly, from 4.4% in 2011 to 4.2% in 2012.

Comparable Homestead Property Tax Changes in Carroll County

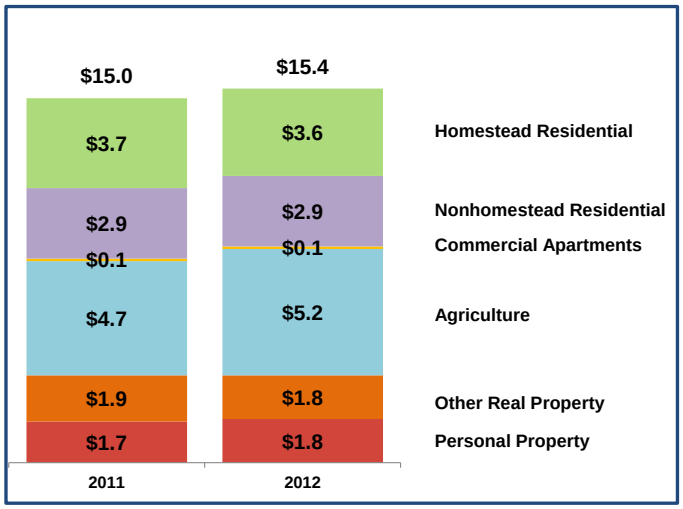
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,392	37.9%
No Change	214	3.4%
Lower Tax Bill	3,710	58.7%
Average Change in Tax Bill	**-3.3%**	
Detailed Change in Tax Bill		
20% or More	392	6.2%
10% to 19%	547	8.7%
1% to 9%	1,453	23.0%
0%	214	3.4%
-1% to -9%	2,012	31.9%
-10% to -19%	1,283	20.3%
-20% or More	415	6.6%
Total	**6,316**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Carroll County's 2012 net property taxes were paid by agricultural property owners, homeowners, and business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers increased 1.8% in Carroll County in 2012. Net taxes were higher for agriculture and personal property. Net taxes were lower for homeowners, owners of commercial apartments, owners of nonhomestead residential property (mostly small rentals and second homes), and owners of business real property (other real).

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in the majority of Carroll County tax districts. The average tax rate fell by 3.2%, because a small levy increase was offset by a larger increase in net assessed value.

Levies in Carroll County increased slightly by 0.6%. Delphi Community School Corporation experienced the largest levy increase, due to increases in its debt service and capital projects funds. Twin Lakes Community School Corporation had decreases in its debt service and bus replacement funds.

Carroll County's total net assessed value increased 4.9% in 2012. Agricultural net assessments rose 12.2%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments rose only 1.0%. Homestead and other residential assessments fell, which may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$651,042,559	$640,428,180	-1.6%	$255,175,234	$254,300,911	-0.3%
Other Residential	211,515,520	209,024,780	-1.2%	210,637,141	208,117,828	-1.2%
Ag Business/Land	358,234,900	402,574,200	12.4%	357,907,400	401,638,628	12.2%
Business Real/Personal	248,487,551	254,480,535	2.4%	200,567,221	210,582,139	5.0%
Total	**$1,469,280,530**	**$1,506,507,695**	**2.5%**	**$1,024,286,996**	**$1,074,639,506**	**4.9%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Carroll County were $763,089, or 4.6% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits. Carroll County's tax rates are less than the state average and the state median rates. The county's tax cap credit percentage is as high as it is because of rates above $3 per $100 assessed value in two large tax districts.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category. The largest percentage losses were in the city of Delphi and town of Camden, where district tax rates were above $2.50 per $100 assessed value. The largest dollar losses were in the city of Delphi and Delphi Community Schools.

Tax Cap Credits by Category

Tax cap credits increased slightly in Carroll County in 2012 by $14,332, or 1.9%. The percentage of the levy lost to credits did not change. There were no major changes in state policy to affect tax cap credits in 2012. Carroll County credits were nearly unchanged because districts with tax rate increases were offset by districts with tax rate decreases.

Tax Cap Category	2011	2012	Difference	% Change
1%	$107,184	$119,402	$12,218	11.4%
2%	494,952	492,326	-2,626	-0.5%
3%	142,750	148,554	5,803	4.1%
Elderly	3,871	2,808	-1,063	-27.5%
Total	$748,757	$763,089	$14,332	1.9%
% of Levy	4.6%	4.6%		0.0%

Carroll County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*24,319,077*	*14,662,220*	*16,805,119*	*15,818,123*	*15,911,511*	*-39.7%*	*14.6%*	*-5.9%*	*0.6%*
State Unit	25,321	0	0	0	0	-100.0%			
Carroll County	4,140,701	3,812,834	3,739,686	3,756,814	3,777,839	-7.9%	-1.9%	0.5%	0.6%
Adams Township	10,728	10,767	10,600	10,612	10,651	0.4%	-1.6%	0.1%	0.4%
Burlington Township	114,619	110,932	108,212	108,394	108,629	-3.2%	-2.5%	0.2%	0.2%
Carrollton Township	14,064	14,084	13,812	13,840	13,913	0.1%	-1.9%	0.2%	0.5%
Clay Township	45,799	43,615	82,008	66,367	65,752	-4.8%	88.0%	-19.1%	-0.9%
Deer Creek Township	160,530	157,339	153,677	63,805	65,392	-2.0%	-2.3%	-58.5%	2.5%
Democrat Township	45,156	44,186	43,424	36,934	37,130	-2.1%	-1.7%	-14.9%	0.5%
Jackson Township	65,540	64,860	63,475	63,235	63,752	-1.0%	-2.1%	-0.4%	0.8%
Jefferson Township	59,383	59,426	58,089	57,998	58,131	0.1%	-2.2%	-0.2%	0.2%
Liberty Township	31,427	31,398	30,689	30,700	30,818	-0.1%	-2.3%	0.0%	0.4%
Madison Township	21,014	20,336	20,204	4,637	4,932	-3.2%	-0.6%	-77.0%	6.4%
Monroe Township	45,005	43,327	42,395	42,454	42,527	-3.7%	-2.2%	0.1%	0.2%
Rock Creek Township	34,066	33,984	33,217	33,209	33,378	-0.2%	-2.3%	0.0%	0.5%
Tippecanoe Township	45,511	42,602	41,516	20,946	21,220	-6.4%	-2.5%	-49.5%	1.3%
Washington Township	21,242	20,858	21,140	21,605	21,815	-1.8%	1.4%	2.2%	1.0%
Delphi Civil City	1,472,640	1,437,555	1,443,229	1,538,407	1,530,615	-2.4%	0.4%	6.6%	-0.5%
Burlington Civil Town	116,877	114,088	112,068	111,791	112,092	-2.4%	-1.8%	-0.2%	0.3%
Camden Civil Town	127,809	125,642	127,840	127,140	127,489	-1.7%	1.7%	-0.5%	0.3%
Flora Civil Town	698,651	605,224	649,745	646,902	649,287	-13.4%	7.4%	-0.4%	0.4%
Yeoman Civil Town	9,435	8,308	8,306	9,029	0	-11.9%	0.0%	8.7%	-100.0%
Carroll Consolidated School Corp	4,414,488	1,690,811	2,335,146	2,406,381	2,313,897	-61.7%	38.1%	3.1%	-3.8%
Delphi Community School Corp	8,052,250	3,360,861	4,924,339	3,789,765	4,164,068	-58.3%	46.5%	-23.0%	9.9%
Rossville Consolidated School Corp	848,945	476,157	442,737	419,809	543,766	-43.9%	-7.0%	-5.2%	29.5%
Twin Lakes Community School Corp	2,966,694	1,616,962	1,593,350	1,726,858	1,404,981	-45.5%	-1.5%	8.4%	-18.6%
Camden-Jackson Twp Public Library	36,041	35,232	34,448	34,428	34,610	-2.2%	-2.2%	-0.1%	0.5%
Delphi Public Library	480,585	470,577	463,599	463,148	465,606	-2.1%	-1.5%	-0.1%	0.5%
Flora Public Library	214,556	210,255	208,168	212,915	209,221	-2.0%	-1.0%	2.3%	-1.7%
Northwest Indiana Solid Waste Mgmt Dist	0	0	0	0	0				

Carroll County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
08001	Adams Twp	1.0811	3.6617%	--	--	--	--	--	1.0415
08002	Burlington Township	1.2095	3.6617%	--	--	--	--	--	1.1652
08003	Burlington (Burlington)	1.9224	3.6617%	--	--	--	--	--	1.8520
08004	Carrollton Township	1.0888	3.6617%	--	--	--	--	--	1.0489
08005	Clay Township	1.4633	3.6617%	--	--	--	--	--	1.4097
08006	Deer Creek Township	1.6442	3.6617%	--	--	--	--	--	1.5840
08007	Delphi (Deer Creek)	3.6967	3.6617%	--	--	--	--	--	3.5613
08008	Democrat Township	1.1281	3.6617%	--	--	--	--	--	1.0868
08009	Jackson Township	1.5877	3.6617%	--	--	--	--	--	1.5296
08010	Camden (Jackson)	3.2628	3.6617%	--	--	--	--	--	3.1433
08011	Jefferson Township	1.0711	3.6617%	--	--	--	--	--	1.0319
08012	Yeoman (Jefferson)	1.0482	3.6617%	--	--	--	--	--	1.0098
08013	Liberty Township	1.5444	3.6617%	--	--	--	--	--	1.4878
08014	Madison Township	1.5087	3.6617%	--	--	--	--	--	1.4535
08015	Monroe Township	1.3209	3.6617%	--	--	--	--	--	1.2725
08016	Flora (Monroe)	2.7261	3.6617%	--	--	--	--	--	2.6263
08017	Rock Creek Township	1.7174	3.6617%	--	--	--	--	--	1.6545
08018	Tippecanoe Township	1.5242	3.6617%	--	--	--	--	--	1.4684
08019	Washington Township	1.1010	3.6617%	--	--	--	--	--	1.0607

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Carroll County 2012 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	*119,402*	*492,326*	*148,554*	*2,808*	*763,089*	*15,911,511*	*4.8%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*731,057*	*0.0%*
County Total	*119,402*	*492,326*	*148,554*	*2,808*	*763,089*	*16,642,568*	*4.6%*
Carroll County	14,021	52,453	14,795	564	81,833	3,777,839	2.2%
Adams Township	1	0	0	0	1	10,651	0.0%
Burlington Township	225	0	0	6	231	108,629	0.2%
Carrollton Township	2	0	0	5	7	13,913	0.0%
Clay Township	42	0	0	17	59	65,752	0.1%
Deer Creek Township	950	3,825	1,569	7	6,350	65,392	9.7%
Democrat Township	9	0	0	4	13	37,130	0.0%
Jackson Township	213	746	37	15	1,010	63,752	1.6%
Jefferson Township	16	0	0	10	25	58,131	0.0%
Liberty Township	61	0	0	0	62	30,818	0.2%
Madison Township	0	0	0	0	0	4,932	0.0%
Monroe Township	186	1,163	0	10	1,358	42,527	3.2%
Rock Creek Township	0	0	0	7	7	33,378	0.0%
Tippecanoe Township	57	0	0	2	59	21,220	0.3%
Washington Township	4	0	0	2	6	21,815	0.0%
Delphi Civil City	49,754	205,324	84,219	356	339,653	1,530,615	22.2%
Burlington Civil Town	1,008	0	0	0	1,008	112,092	0.9%
Camden Civil Town	3,598	18,357	909	21	22,883	127,489	17.9%
Flora Civil Town	7,848	52,410	0	429	60,688	649,287	9.3%
Yeoman Civil Town	0	0	0	0	0	0	
Carroll Consolidated School Corp	5,536	25,236	0	430	31,202	2,313,897	1.3%
Delphi Community School Corp	31,168	114,134	42,707	451	188,460	4,164,068	4.5%
Rossville Consolidated School Corp	350	0	0	142	491	543,766	0.1%
Twin Lakes Community School Corp	349	0	0	201	550	1,404,981	0.0%
Camden-Jackson Twp Public Library	149	585	29	8	771	34,610	2.2%
Delphi Public Library	2,663	10,457	4,289	60	17,470	465,606	3.8%
Flora Public Library	1,193	7,636	0	63	8,891	209,221	4.2%
Delphi Public Library	0	0	0	0	0	0	
Carroll Redevelopment Commission	0	0	0	0	0	0	
Northwest Indiana Solid Waste Mgmt Dist	0	0	0	0	0	0	
TIF - Deer Creek Township 006	0	0	0	0	0	731,057	0.0%

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Circuit Breaker Credit Types:
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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.
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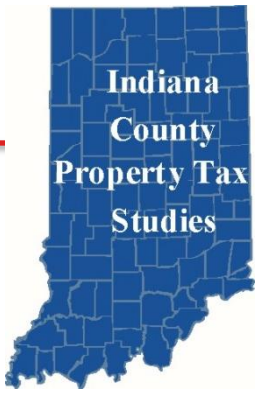


Legislative Services Agency August 2012

This report describes property tax changes in Cass County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Cass County the average tax bill for all taxpayers decreased by 2.6%. This tax bill fall was mainly the result of the 4.2% decrease in the tax levy of all local government units. Cass County certified net assessed value increased by 1.3%, mostly due to rising farmland assessments. Homestead and other residential assessments fell, which may have been a legacy of the recession. Falling levies and rising assessed values caused tax rates to fall in most Cass County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell by 1.8% in Cass County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-2.6%	$32,109,561	$1,198,125,955	8.6%
Change		-4.2%	1.3%	-1.8%
2011	-4.7%	$33,503,466	$1,182,523,719	10.4%

Homestead Property Taxes

Homestead property taxes decreased 5.5% on average in Cass County in 2012. Tax rates in three-quarters of Cass County tax districts decreased. The county average tax rate fell by 5.4%. The percentage of Cass County homesteads at their tax caps was unchanged in 2012, at 7.5%.

Comparable Homestead Property Tax Changes in Cass County

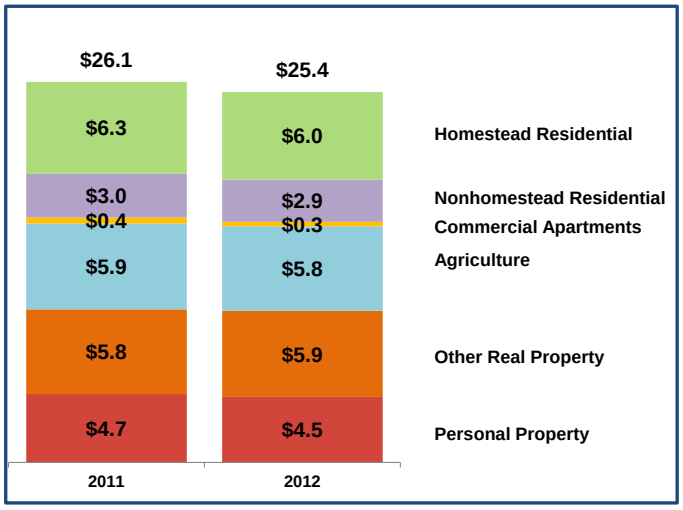
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,698	25.8%
No Change	980	9.4%
Lower Tax Bill	6,774	64.8%
Average Change in Tax Bill	**-5.5%**	
Detailed Change in Tax Bill		
20% or More	551	5.3%
10% to 19%	645	6.2%
1% to 9%	1,502	14.4%
0%	980	9.4%
-1% to -9%	2,602	24.9%
-10% to -19%	2,880	27.6%
-20% or More	1,292	12.4%
Total	**10,452**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Cass County's 2012 net property tax payments were largely spread among homeowners, agricultural property owners, and business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers decreased 2.6% in Cass County in 2012. Net taxes were lower for all property types except other real property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in about three-quarters of Cass County tax districts. The average tax rate fell by 5.4%, because the levy decreased and net assessed value increased.

Levies in Cass County decreased by 4.2%. The largest levy decrease was in the city of Logansport, due to a large decrease in the general fund levy. The Logansport Community School Corporation had a large increase in its debt service levy.

Cass County's total net assessed value increased 1.9% in 2012. Agricultural assessments rose 11.9%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 1.9%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$933,756,450	$903,249,500	-3.3%	$315,164,323	$303,316,348	-3.8%
Other Residential	159,929,650	153,475,600	-4.0%	157,938,680	151,383,785	-4.2%
Ag Business/Land	339,806,400	380,945,400	12.1%	339,107,282	379,463,558	11.9%
Business Real/Personal	532,251,560	515,666,957	-3.1%	416,937,368	418,055,246	0.3%
Total	**$1,965,744,060**	**$1,953,337,457**	**-0.6%**	**$1,229,147,653**	**$1,252,218,937**	**1.9%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Cass County were $2.8 million, or 8.6% of the levy. This was near the state average percentage of the levy of 9.2%, and more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Cass County's tax rates were higher than the state average. Cass County has a substantial local property tax replacement credit, which reduces its tax cap credits.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 3% business real and personal category. The largest percentage losses were in the city of Logansport and Logansport Schools where district tax rates topped $4 per $100 assessed value. The largest dollar losses were in Logansport Schools, the city of Logansport, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased in Cass County in 2012 by $750,690, or 20.9%. The percentage of the levy lost to credits fell by 1.8%. There were no major changes in state policy to affect tax cap credits in 2012. Cass County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$318,403	$295,608	-$22,795	-7.2%
2%	1,820,470	1,679,558	-140,912	-7.7%
3%	1,399,400	838,496	-560,904	-40.1%
Elderly	59,073	32,995	-26,078	-44.1%
Total	$3,597,347	$2,846,658	-$750,690	-20.9%
% of Levy	10.4%	8.6%		-1.8%

Cass County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*44,198,745*	*33,218,547*	*34,326,121*	*33,503,466*	*32,109,561*	*-24.8%*	*3.3%*	*-2.4%*	*-4.2%*
State Unit	33,377	0	0	0	0	-100.0%			
Cass County	9,581,843	8,278,139	8,552,561	9,043,942	9,195,617	-13.6%	3.3%	5.7%	1.7%
Adams Township	21,500	22,647	23,447	23,943	11,049	5.3%	3.5%	2.1%	-53.9%
Bethlehem Township	28,954	29,914	30,838	31,522	32,362	3.3%	3.1%	2.2%	2.7%
Boone Township	39,665	40,348	41,304	42,042	43,034	1.7%	2.4%	1.8%	2.4%
Clay Township	71,644	75,180	77,846	79,238	80,016	4.9%	3.5%	1.8%	1.0%
Clinton Township	45,710	47,207	50,047	50,394	52,707	3.3%	6.0%	0.7%	4.6%
Deer Creek Township	43,251	44,634	46,680	48,022	10,949	3.2%	4.6%	2.9%	-77.2%
Eel Township	298,647	315,753	328,077	333,297	340,847	5.7%	3.9%	1.6%	2.3%
Harrison Township	66,923	67,194	54,824	40,712	42,736	0.4%	-18.4%	-25.7%	5.0%
Jackson Township	37,392	39,070	40,749	41,604	43,043	4.5%	4.3%	2.1%	3.5%
Jefferson Township	29,441	27,358	29,567	27,518	30,524	-7.1%	8.1%	-6.9%	10.9%
Miami Township	122,722	193,137	217,091	208,101	190,385	57.4%	12.4%	-4.1%	-8.5%
Noble Township	52,262	56,798	58,974	60,190	60,886	8.7%	3.8%	2.1%	1.2%
Tipton Township	31,408	32,953	34,205	34,953	11,966	4.9%	3.8%	2.2%	-65.8%
Washington Township	92,401	96,687	99,410	102,283	106,577	4.6%	2.8%	2.9%	4.2%
Logansport Civil City	7,702,260	7,602,311	7,996,934	8,005,432	5,817,085	-1.3%	5.2%	0.1%	-27.3%
Galveston Civil Town	247,781	229,886	249,329	258,449	266,762	-7.2%	8.5%	3.7%	3.2%
Onward Civil Town	8,976	8,990	9,128	9,097	10,229	0.2%	1.5%	-0.3%	12.4%
Royal Center Civil Town	158,456	172,131	174,755	183,134	188,352	8.6%	1.5%	4.8%	2.8%
Walton Civil Town	138,122	143,214	147,240	151,800	160,048	3.7%	2.8%	3.1%	5.4%
Pioneer Regional School Corp	3,527,069	2,019,038	1,986,647	2,026,128	1,803,308	-42.8%	-1.6%	2.0%	-11.0%
Southeastern School Corp	5,548,775	2,739,329	3,130,199	3,382,346	2,786,553	-50.6%	14.3%	8.1%	-17.6%
Logansport Community School Corp	13,364,722	8,709,575	8,634,945	6,971,732	8,641,325	-34.8%	-0.9%	-19.3%	23.9%
Caston School Corp	1,250,178	536,602	564,842	551,420	316,826	-57.1%	5.3%	-2.4%	-42.5%
Logansport-Cass Public Library	889,262	920,225	955,118	979,725	1,029,470	3.5%	3.8%	2.6%	5.1%
Royal Center Public Library	71,382	73,809	75,809	78,365	82,346	3.4%	2.7%	3.4%	5.1%
Walton Public Library	163,379	154,936	156,796	156,276	163,883	-5.2%	1.2%	-0.3%	4.9%
Cass County Solid Waste Management Dist	0	0	0	0	0				
Logansport/Cass Co Airport Authority	531,243	541,482	558,759	581,801	590,676	1.9%	3.2%	4.1%	1.5%
Cass County Fire District #1	0	0	0	0	0				

Cass County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
09001	Adams Township	1.2991	16.1221%	--	--	--	--	--	1.0897
09002	Bethlehem Township	1.3373	16.1221%	--	--	--	--	--	1.1217
09003	Boone Township	1.8967	16.1221%	--	--	--	--	--	1.5909
09004	Royal Center Town	3.4827	16.1221%	--	--	--	--	--	2.9212
09005	Clay Township	2.6041	16.1221%	--	--	--	--	--	2.1843
09006	Logansport City-Clay Twp	4.0486	16.1221%	--	--	--	--	--	3.3959
09007	Clinton Township	2.5656	16.1221%	--	--	--	--	--	2.1520
09008	Deer Creek Township	1.7255	16.1221%	--	--	--	--	--	1.4473
09009	Eel Township	2.8049	16.1221%	--	--	--	--	--	2.3527
09010	Logansport City-Eel Twp	4.0942	16.1221%	--	--	--	--	--	3.4341
09011	Harrison Township	1.8826	16.1221%	--	--	--	--	--	1.5791
09012	Jackson Township	1.7608	16.1221%	--	--	--	--	--	1.4769
09013	Galveston Town	2.9187	16.1221%	--	--	--	--	--	2.4481
09014	Jefferson Township	1.8657	16.1221%	--	--	--	--	--	1.5649
09015	Miami Township-Southeastern School	2.0990	16.1221%	--	--	--	--	--	1.7606
09016	Miami Township-Logansport Comm	2.8720	16.1221%	--	--	--	--	--	2.4090
09017	Noble Twp-Pioneer Regional School	1.9053	16.1221%	--	--	--	--	--	1.5981
09018	Noble Township-Logansport Comm	2.5881	16.1221%	--	--	--	--	--	2.1708
09019	Logansport City-Noble Twp	4.0560	16.1221%	--	--	--	--	--	3.4021
09020	Tipton Township	1.8065	16.1221%	--	--	--	--	--	1.5153
09021	Onward Town	2.5879	16.1221%	--	--	--	--	--	2.1707
09022	Walton Town	2.7975	16.1221%	--	--	--	--	--	2.3465
09023	Washington Twp-Southeastern Sch	1.8369	16.1221%	--	--	--	--	--	1.5408
09024	Washington Twp-Logansport School	2.6099	16.1221%	--	--	--	--	--	2.1891
09025	Logansport City-Washington Twp	4.0645	16.1221%	--	--	--	--	--	3.4092
09026	Logansport City-Clinton Twp	4.0590	16.1221%	--	--	--	--	--	3.4046
09027	Logansport City-Wash Twp-SE School	3.2915	16.1221%	--	--	--	--	--	2.7608

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Cass County 2012 Circuit Breaker Cap Credits

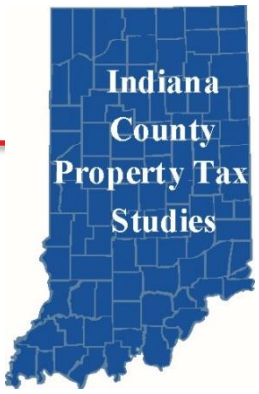
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*295,608*	*1,664,585*	*804,392*	*32,995*	*2,797,580*	*32,109,561*	*8.7%*
TIF Total	*0*	*14,974*	*34,104*	*0*	*49,077*	*1,046,123*	*4.7%*
County Total	*295,608*	*1,679,558*	*838,496*	*32,995*	*2,846,658*	*33,155,684*	*8.6%*
Cass County	64,043	327,302	151,052	9,023	551,420	9,195,617	6.0%
Adams Township	0	0	0	1	1	11,049	0.0%
Bethlehem Township	0	0	0	64	64	32,362	0.2%
Boone Township	23	338	0	30	391	43,034	0.9%
Clay Township	1,383	2,080	118	103	3,685	80,016	4.6%
Clinton Township	0	1,003	415	22	1,439	52,707	2.7%
Deer Creek Township	0	0	0	1	1	10,949	0.0%
Eel Township	5,767	24,173	10,409	429	40,777	340,847	12.0%
Harrison Township	0	0	0	5	5	42,736	0.0%
Jackson Township	14	249	0	12	276	43,043	0.6%
Jefferson Township	0	0	0	53	53	30,524	0.2%
Miami Township	5,650	1,622	0	264	7,537	190,385	4.0%
Noble Township	43	231	67	174	514	60,886	0.8%
Tipton Township	0	93	0	13	106	11,966	0.9%
Washington Township	13	181	728	44	966	106,577	0.9%
Logansport Civil City	74,898	561,764	304,624	5,851	947,137	5,817,085	16.3%
Galveston Civil Town	704	12,244	0	163	13,111	266,762	4.9%
Onward Civil Town	0	262	0	20	283	10,229	2.8%
Royal Center Civil Town	1,086	15,804	0	455	17,344	188,352	9.2%
Walton Civil Town	18	6,467	0	294	6,780	160,048	4.2%
Pioneer Regional School Corp	590	8,579	0	2,151	11,320	1,803,308	0.6%
Southeastern School Corp	484	13,933	0	1,405	15,821	2,786,553	0.6%
Logansport Community School Corp	128,529	624,330	307,871	10,222	1,070,953	8,641,325	12.4%
Caston School Corp	0	0	0	358	358	316,826	0.1%
Logansport-Cass Public Library	8,160	40,412	19,406	1,008	68,986	1,029,470	6.7%
Royal Center Public Library	84	1,225	0	71	1,380	82,346	1.7%
Walton Public Library	3	1,269	0	179	1,452	163,883	0.9%
Cass County Solid Waste Management Dist	0	0	0	0	0	0	
Logansport/Cass Co Airport Authority	4,114	21,024	9,703	580	35,420	590,676	6.0%
Cass County Fire District #1	0	0	0	0	0	0	
TIF - Anderson Ethanol (007)	0	570	0	0	570	404,862	0.1%
TIF - Gateway 35- 25 (010)	0	608	1	0	608	1,876	32.4%
TIF - East End TIF (010)	0	11,212	16,651	0	27,863	189,059	14.7%
TIF - Logans Landing (010)	0	2,250	17,449	0	19,699	172,317	11.4%
TIF - Gateway 35-18 (023)	0	0	0	0	0	34	0.0%
TIF - Gateway 35-20 (025)	0	233	2	0	235	696	33.8%
TIF - Gateway 35-27 (027)	0	101	0	0	101	472	21.4%
TIF - Airport/Industrial Park (027)	0	0	0	0	0	276,808	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.

2012 Clark County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Clark County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Clark County the average tax bill for all taxpayers increased 4.2%. This tax bill rise was the result of a large 8.2% increase in the tax levy of all local government units. Certified net assessed value fell 2.9%. Homestead, other residential, and business assessments fell, which may have been a legacy of the recession. An increase in levies and a fall in net assessments caused tax rates to rise in all Clark County tax districts. This resulted in a 2.8% increase in tax cap credits as a percentage of the levy.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	4.2%	$98,203,916	$3,895,793,168	7.5%
Change		8.2%	-2.9%	2.8%
2011	5.5%	$90,725,738	$4,011,762,192	4.7%

Homestead Property Taxes

Homestead property taxes increased 2.4% on average in Clark County in 2012. Tax rates in all Clark County tax districts increased. The county average tax rate rose by 11.5%. The percentage of Clark County homesteads at their tax caps increased by a large amount, from 12.7% in 2011 to 21.1%% in 2012. The caps held the homestead tax bill increase below the tax rate hike.

Comparable Homestead Property Tax Changes in Clark County

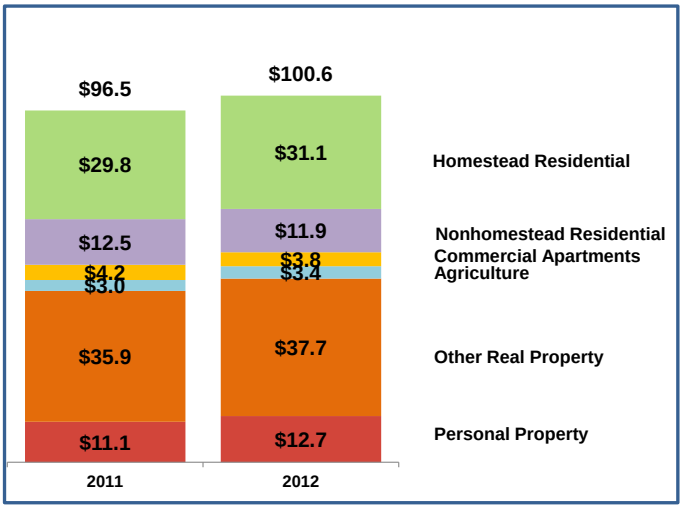
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	19,467	64.9%
No Change	1,802	6.0%
Lower Tax Bill	8,739	29.1%
Average Change in Tax Bill	**2.4%**	
Detailed Change in Tax Bill		
20% or More	1,200	4.0%
10% to 19%	5,931	19.8%
1% to 9%	12,336	41.1%
0%	1,802	6.0%
-1% to -9%	4,921	16.4%
-10% to -19%	3,019	10.1%
-20% or More	799	2.7%
Total	**30,008**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest part of Clark County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and equipment (personal property), and by homeowners. Net tax bills for all taxpayers increased 4.2% in Clark in 2012. Net taxes were much higher for agricultural property and personal property owners. They also increased for homesteads and other real property. Net taxes decreased for commercial apartments and nonhomestead residential property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in all Clark County tax districts in 2012. The average tax rate rose by 11.5%, because of a large levy increase and a decrease in net assessed value.

Levies in Clark County increased by 8.2%. The largest levy increases were in the city of Jeffersonville general fund, the county unit's obligation loan and general funds, and the Greater Clark County School Corporation's debt service and transportation funds. Clarksville Community School Corporation had decreases in its capital projects, bus replacement, and transportation funds.

Clark County's total net assessed value decreased 2.6% in 2012. Homestead, other residential, and business real and personal assessments all decreased. This decline may be a lingering effect of the Great Recession. Agricultural net assessments rose 5.2%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$4,165,193,525	$4,135,458,688	-0.7%	$1,761,818,379	$1,725,223,049	-2.1%
Other Residential	811,067,717	771,507,505	-4.9%	809,045,031	769,033,524	-4.9%
Ag Business/Land	205,813,040	217,247,859	5.6%	205,531,223	216,209,578	5.2%
Business Real/Personal	2,360,354,616	2,300,554,607	-2.5%	1,984,413,970	1,924,360,222	-3.0%
Total	**$7,542,428,898**	**$7,424,768,659**	**-1.6%**	**$4,760,808,603**	**$4,634,826,373**	**-2.6%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Clark County were $8.9 million, or 7.5% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Clark County's tax rates were higher than the state average and state median. Clark County's local homestead credit and property tax replacement credit reduced their total tax cap credits.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the city of Jeffersonville, the Jeffersonville Library, and Jeffersonville Flood Control District, where district tax rates topped $3 per $100 assessed value. The largest dollar losses were in the city of Jeffersonville, Greater Clark County Schools, and the county unit.

Tax Cap Credits by Category

Tax cap credits increased in Clark County in 2012 by $3.7 million, or 73.6%. The percentage of the levy lost to credits rose by 2.8%. There were no major changes in state policy to affect tax cap credits in 2012. Clark County credits increased because of the large increase in district tax rates.

Tax Cap Category	2011	2012	Difference	% Change
1%	$1,232,277	$2,556,857	$1,324,581	107.5%
2%	3,699,902	5,675,491	1,975,589	53.4%
3%	0	454,010	454,010	--
Elderly	195,300	212,418	17,119	8.8%
Total	$5,127,478	$8,898,775	$3,771,298	73.6%
% of Levy	4.7%	7.5%		2.8%

Clark County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*118,137,275*	*75,997,137*	*84,046,245*	*90,725,738*	*98,203,916*	*-35.7%*	*10.6%*	*7.9%*	*8.2%*
State Unit	116,046	0	0	0	0	-100.0%			
Clark County	11,860,909	7,879,815	8,922,352	11,746,440	13,923,565	-33.6%	13.2%	31.7%	18.5%
Bethlehem Township	5,026	5,002	4,977	4,921	4,907	-0.5%	-0.5%	-1.1%	-0.3%
Carr Township	20,624	32,861	32,627	32,513	32,329	59.3%	-0.7%	-0.3%	-0.6%
Charlestown Township	128,345	119,461	133,326	134,376	136,154	-6.9%	11.6%	0.8%	1.3%
Jeffersonville Township	651,929	519,669	610,565	439,444	436,352	-20.3%	17.5%	-28.0%	-0.7%
Monroe Township	45,043	48,692	51,350	51,093	43,383	8.1%	5.5%	-0.5%	-15.1%
Oregon Township	18,903	15,420	4,108	13,218	13,621	-18.4%	-73.4%	221.8%	3.0%
Owen Township	14,915	15,878	16,746	16,940	17,605	6.5%	5.5%	1.2%	3.9%
Silver Creek Township	107,871	103,029	115,258	116,227	106,991	-4.5%	11.9%	0.8%	-7.9%
Union Township	12,826	14,898	15,435	15,789	16,348	16.2%	3.6%	2.3%	3.5%
Utica Township	36,251	39,009	40,627	40,238	40,033	7.6%	4.1%	-1.0%	-0.5%
Washington Township	15,872	15,806	15,775	15,661	15,650	-0.4%	-0.2%	-0.7%	-0.1%
Wood Township	73,504	72,866	73,047	61,078	64,251	-0.9%	0.2%	-16.4%	5.2%
Jeffersonville Civil City	12,056,327	14,848,066	16,337,155	20,107,200	22,823,445	23.2%	10.0%	23.1%	13.5%
Charlestown Civil City	2,060,317	1,637,460	1,710,564	1,801,957	1,956,312	-20.5%	4.5%	5.3%	8.6%
Clarksville Civil Town	8,920,800	9,259,758	9,614,798	9,869,568	10,232,550	3.8%	3.8%	2.6%	3.7%
Borden Civil Town	128,218	136,428	119,001	136,143	141,067	6.4%	-12.8%	14.4%	3.6%
Sellersburg Civil Town	1,360,569	1,449,044	1,531,177	1,569,926	1,585,308	6.5%	5.7%	2.5%	1.0%
Utica Civil Town	57,698	59,616	63,082	64,697	77,820	3.3%	5.8%	2.6%	20.3%
West Clark Community School Corp	17,463,960	9,183,239	10,025,934	11,007,787	11,322,711	-47.4%	9.2%	9.8%	2.9%
Clarksville Community School Corp	7,480,449	4,925,175	5,403,531	4,441,683	4,245,434	-34.2%	9.7%	-17.8%	-4.4%
Greater Clark County School Corp	49,745,127	20,412,140	23,738,723	23,484,239	25,260,076	-59.0%	16.3%	-1.1%	7.6%
Jeffersonville Township Public Library	1,642,220	1,664,163	1,584,639	1,810,305	1,861,901	1.3%	-4.8%	14.2%	2.9%
Charlestown-Clark County Contractual Library	860,381	910,840	965,723	993,129	1,037,796	5.9%	6.0%	2.8%	4.5%
Jeffersonville Flood Control	915,651	857,565	960,551	836,464	812,079	-6.3%	12.0%	-12.9%	-2.9%
Charlestown Fire	379,730	364,250	378,822	384,383	393,711	-4.1%	4.0%	1.5%	2.4%
Tri-Township Fire Protection District	789,610	1,001,350	1,047,460	1,009,016	1,125,267	26.8%	4.6%	-3.7%	11.5%
Monroe Township Fire Protection	155,915	187,155	225,706	214,500	212,057	20.0%	20.6%	-5.0%	-1.1%
Utica Township Fire District	187,341	79,987	156,256	155,978	110,045	-57.3%	95.4%	-0.2%	-29.4%
New Washington Fire Protection District	131,997	138,495	146,930	150,825	155,148	4.9%	6.1%	2.7%	2.9%
Clark County Solid Waste Management Dist	0	0	0	0	0				
Clark County Redevelopment Commission	0	0	0	0	0				
Clarksville Redevelopment Commission	241,441	0	0	0	0	-100.0%			
Jeffersonville Redevelopment Commission	451,460	0	0	0	0	-100.0%			

Clark County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
10003	Charlestown Twp	1.5698	3.8034%	--	3.2392%	--	--	--	1.4592
10004	Charlestown City	2.5726	3.8034%	--	9.3461%	--	--	--	2.2343
10005	Jeffersonville Twp-OFW	1.6145	3.8034%	--	100.0000%	--	--	--	0.0000
10006	Jeffersonville Twp-IFW	1.7242	3.8034%	--	--	--	--	--	1.6586
10007	Jeff Twp-Clark Park-OFW	1.7460	3.8034%	--	56.6527%	--	--	--	0.6904
10008	Jeff Twp-Clark Park-IFW	1.8557	3.8034%	--	0.1003%	--	--	--	1.7833
10009	Jeffersonville City-OFW	3.1537	3.8034%	--	6.8205%	--	--	--	2.8187
10010	Jeffersonville City-IFW	3.2634	3.8034%	--	29.1343%	--	--	--	2.1885
10011	Clarksville Town-OFW	2.9434	3.8034%	--	100.0000%	--	--	--	0.0000
10012	Clarksville Town-IFW	3.0531	3.8034%	--	53.9347%	--	--	--	1.2903
10013	Clarksville Town-GCS-OFW	2.9378	3.8034%	--	37.3127%	--	--	--	1.7299
10014	Clarksville Town-GCS-IFW	3.0475	3.8034%	--	19.3289%	--	--	--	2.3425
10025	Bethlehem Township	1.5553	3.8034%	--	6.1437%	--	--	--	1.4006
10026	Carr Township	1.6178	3.8034%	--	0.2821%	--	--	--	1.5517
10027	Monroe Township	1.6183	3.8034%	--	3.6541%	--	--	--	1.4976
10028	Oregon Township - NWFPD	1.5637	3.8034%	--	1.5913%	--	--	--	1.4793
10029	Owen Township	1.5846	3.8034%	--	0.3148%	--	--	--	1.5193
10030	Silver Creek Township	1.6237	3.8034%	--	44.3962%	--	--	--	0.8411
10031	Sellersburg Town	2.2799	3.8034%	--	2.3460%	--	--	--	2.1397
10032	Union Township	1.6112	3.8034%	--	1.5621%	--	--	--	1.5248
10033	Utica Township	1.5761	3.8034%	--	9.1810%	--	--	--	1.3715
10034	Washington Township	1.5621	3.8034%	--	7.5459%	--	--	--	1.3848
10035	Wood Township	1.5283	3.8034%	--	47.3043%	--	--	--	0.7472
10036	Borden Town	2.2265	3.8034%	--	6.0907%	--	--	--	2.0062
10037	Utica Town	1.7290	3.8034%	--	6.5148%	--	--	--	1.5506
10038	Oregon Township-CFPD	1.5625	3.8034%	--	0.9606%	--	--	--	1.4881
10039	Jeff City-Utica Twp-OFW	3.0933	3.8034%	--	33.1250%	--	--	--	1.9510
10040	Clarksville Town-Sct-TFPD	2.5005	3.8034%	--	11.6656%	--	--	--	2.1137
10042	Chastwp Jeff City	3.1125	3.8034%	--	1.9127%	--	--	--	2.9346

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Clark County 2012 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	*2,446,725*	*4,943,638*	*320,957*	*210,629*	*7,921,950*	*98,203,916*	*8.1%*
TIF Total	*110,132*	*731,852*	*133,052*	*1,790*	*976,826*	*20,246,415*	*4.8%*
County Total	*2,556,857*	*5,675,491*	*454,010*	*212,418*	*8,898,775*	*118,450,331*	*7.5%*
Clark County	284,286	572,740	35,362	26,758	919,145	13,923,565	6.6%
Bethlehem Township	0	0	0	1	1	4,907	0.0%
Carr Township	0	0	0	10	10	32,329	0.0%
Charlestown Township	3,457	2,752	0	169	6,377	136,154	4.7%
Jeffersonville Township	12,750	28,536	2,048	1,114	44,448	436,352	10.2%
Monroe Township	0	0	0	27	27	43,383	0.1%
Oregon Township	0	0	0	19	19	13,621	0.1%
Owen Township	0	0	0	6	6	17,605	0.0%
Silver Creek Township	1,159	929	0	129	2,217	106,991	2.1%
Union Township	0	0	0	19	19	16,348	0.1%
Utica Township	183	934	0	31	1,148	40,033	2.9%
Washington Township	0	0	0	22	22	15,650	0.1%
Wood Township	5	159	0	65	229	64,251	0.4%
Jeffersonville Civil City	1,147,449	1,745,097	161,178	65,056	3,118,781	22,823,445	13.7%
Charlestown Civil City	35,866	86,041	0	2,474	124,381	1,956,312	6.4%
Clarksville Civil Town	37,482	566,050	0	21,952	625,484	10,232,550	6.1%
Borden Civil Town	82	2,751	0	542	3,374	141,067	2.4%
Sellersburg Civil Town	9,731	23,592	0	3,311	36,634	1,585,308	2.3%
Utica Civil Town	9	0	0	161	170	77,820	0.2%
West Clark Community School Corp	54,291	57,006	0	11,946	123,243	11,322,711	1.1%
Clarksville Community School Corp	0	232,634	0	8,185	240,819	4,245,434	5.7%
Greater Clark County School Corp	777,384	1,386,707	103,395	58,249	2,325,735	25,260,076	9.2%
Jeffersonville Township Public Library	62,579	140,061	10,053	5,419	218,112	1,861,901	11.7%
Charlestown-Clark County Contractual Library	9,028	11,265	0	1,083	21,377	1,037,796	2.1%
Jeffersonville Flood Control	854	72,095	8,922	1,711	83,583	812,079	10.3%
Charlestown Fire	3,087	7,405	0	514	11,005	393,711	2.8%
Tri-Township Fire Protection District	7,038	6,885	0	1,242	15,165	1,125,267	1.3%
Monroe Township Fire Protection	0	0	0	131	131	212,057	0.1%
Utica Township Fire District	7	0	0	145	151	110,045	0.1%
New Washington Fire Protection District	0	0	0	136	136	155,148	0.1%
Clark County Solid Waste Management Dist	0	0	0	0	0	0	
Clark County Redevelopment Commission	0	0	0	0	0	0	
Clarksville Redevelopment Commission	0	0	0	0	0	0	
Jeffersonville Redevelopment Commission	0	0	0	0	0	0	
TIF - River Ridge Chas Twp/IFW 003	0	0	0	0	0	0	
TIF - Cent. Chas Econ Devel Area - IFW 004	0	5,501	0	0	5,501	497,914	1.1%
TIF - River Ridge Chas City - IFW 004	0	131	0	0	131	36,510	0.4%
TIF - Falls Landing/Harbours OFW 009	100,658	213,501	4,241	600	318,999	1,429,791	22.3%
TIF - Jeff Innercity Rds OFW 009	8,982	161,343	41,368	1,120	212,813	4,536,582	4.7%
TIF - Falls Landing/Harbours IFW 010	456	43,409	48,278	2	92,145	1,505,136	6.1%
TIF - Innercity Rds IFW Gateway 010	0	34,540	39,165	9	73,715	1,040,705	7.1%
TIF - Jeff Gateway IFW 010	0	0	0	0	0	0	
TIF - Jeff Innercity Rds IFW 010	0	0	0	0	0	0	
TIF - Clarksville Town OFW Expansion 011	0	471	0	0	471	1,932	24.3%
TIF - Clarksville Town OFW 011	0	111,380	0	0	111,380	3,929,303	2.8%
TIF - Clarksville Town IFW Expansion 012	0	0	0	0	0	0	
TIF - Clarksville Town IFW 012	0	3	0	0	3	74,242	0.0%
TIF - Clarksville/Greater Clark OFW 013	0	146,859	0	52	146,911	3,523,774	4.2%
TIF - Clarksville Town GCS IFW Expansion 014	0	0	0	0	0	13	0.0%
TIF - Clarksville/Greater Clark IFW 014	0	0	0	0	0	77,239	0.0%
TIF - Carr Twp Perry Crossing IFW 026	0	0	0	6	6	586	1.0%
TIF - Henryville I-65 Corridor IFW 027	0	0	0	0	0	4,896	0.0%
TIF - Silver Creek Township TIF IFW 030	0	0	0	0	0	0	
TIF - Sellersburg Town TIF IFW 031	37	3,851	0	1	3,888	107,715	3.6%
TIF - Memphis Corridor IFW 032	0	0	0	0	0	109,974	0.0%
TIF - Perry Crossing Rd Union Twp IFW 032	0	0	0	0	0	26,916	0.0%
TIF - Salem Rd Utica Twp IFW 033	0	0	0	0	0	119	0.0%
TIF - Salem Rd Utica Town IFW 037	0	0	0	0	0	0	
TIF - Jeff Bethnova IFW 039	0	378	0	0	378	153,032	0.2%
TIF - Jeff Galvstar IFW 039	0	0	0	0	0	431,745	0.0%
TIF - Jeff Keystone IFW 039	0	94	0	0	94	172,529	0.1%
TIF - Jeff Vogt Valve IFW 039	0	0	0	0	0	761,403	0.0%

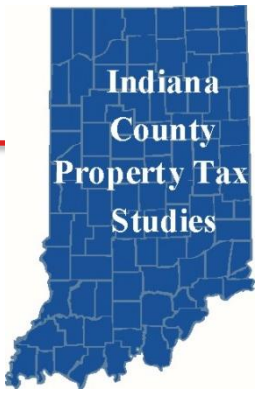
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*2,446,725*	*4,943,638*	*320,957*	*210,629*	*7,921,950*	*98,203,916*	*8.1%*
TIF Total	*110,132*	*731,852*	*133,052*	*1,790*	*976,826*	*20,246,415*	*4.8%*
County Total	*2,556,857*	*5,675,491*	*454,010*	*212,418*	*8,898,775*	*118,450,331*	*7.5%*
TIF - River Ridge Utica Jeff City IFW 039	0	0	0	0	0	273,983	0.0%
TIF - Salem Rd Utica Twp Jeff City IFW 039	0	0	0	0	0	0	
TIF - Utica/Jeff Innercity Rds IFW 039	0	10,394	0	0	10,394	1,550,374	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.

2012 Clay County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Clay County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Clay County the average tax bill for all taxpayers increased by 1.0%. This tax bill rise was the result of a 1.6% increase in the tax levy of all local government units and a 4.1% rise in certified net assessed value. Most of the assessment increase was due to a large rise in farmland assessments. Business assessments fell, which may have been a legacy of the recession. Assessment growth exceeded levy growth, so tax rates decreased in most Clay County tax districts. Clay County's large local residential tax credit kept tax cap credits low, at 0.1% of the tax levy.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	1.0%	$14,939,944	$820,978,393	0.1%
Change		1.6%	4.1%	0.0%
2011	9.5%	$14,708,005	$788,317,126	0.1%

Homestead Property Taxes

Homestead property taxes decreased 0.2% on average in Clay County in 2012. Tax rates in most Clay County tax districts decreased. The county average tax rate fell by 2.5%. Clay County's local residential property tax credit rate increased slightly in 2012. Clay County's low tax rates and high local tax credit meant that only one homestead in the county was eligible for tax cap credits.

Comparable Homestead Property Tax Changes in Clay County

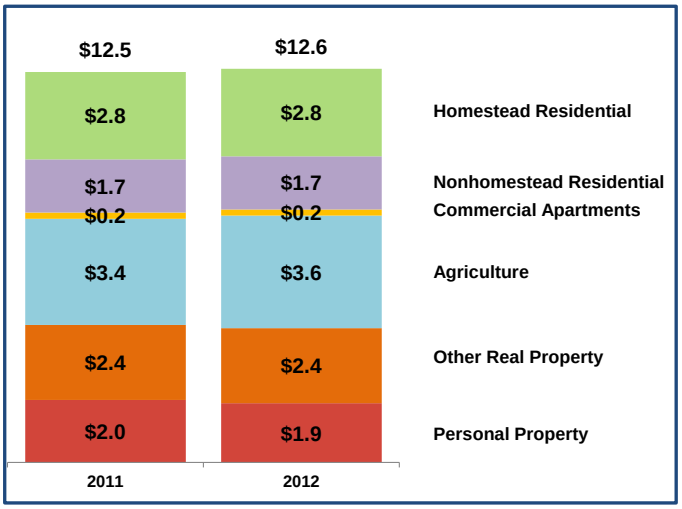
	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,750	36.5%
No Change	367	4.9%
Lower Tax Bill	4,414	58.6%
Average Change in Tax Bill	**-0.2%**	
Detailed Change in Tax Bill		
20% or More	648	8.6%
10% to 19%	248	3.3%
1% to 9%	1,854	24.6%
0%	367	4.9%
-1% to -9%	3,529	46.9%
-10% to -19%	513	6.8%
-20% or More	372	4.9%
Total	**7,531**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Clay County's 2012 net property taxes were paid by agricultural property owners, homeowners, and business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers increased 1.0% in Clay County in 2012. Net taxes were higher for agriculture and slightly higher for homesteads, nonhomestead residential (mostly small rentals and second homes) and other real property. Net taxes were lower for owners of commercial apartments and personal property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in most Clay County tax districts. The average tax rate fell by 2.5%, because a small levy increase was offset by a larger increase in net assessed value.

Levies in Clay County increased by 1.6%. The largest levy increase was in Clay Community School Corporation, due to increases in its debt service fund and transportation fund. The Shakamak School Corporation experienced decreases in its capital projects, bus replacement, and debt service funds.

Clay County's total net assessed value increased 4.0% in 2012. Agricultural net assessments rose 11.9%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. The decline in business real and personal assessments may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$695,943,930	$704,464,530	1.2%	$251,056,363	$259,225,810	3.3%
Other Residential	129,306,900	130,553,600	1.0%	125,262,820	126,589,347	1.1%
Ag Business/Land	229,783,060	257,375,600	12.0%	228,585,765	255,708,186	11.9%
Business Real/Personal	261,581,190	259,077,015	-1.0%	212,130,640	208,478,977	-1.7%
Total	**$1,316,615,080**	**$1,351,470,745**	**2.6%**	**$817,035,588**	**$850,002,320**	**4.0%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Clay County were $14,206, or 0.1% of the levy. This was much less than the state average percentage of the levy of 9.2% and the median value of 3.2% among all counties. The low tax caps result from Clay County's low tax rates and high local residential credit.

More than half of the total tax cap credits were in the Elderly category, which limits increases in tax bills on older homeowners to 2% per year. No governmental units had tax cap losses more than 0.3% of their levies. Clay Community Schools, the city of Brazil, and the county unit had the largest dollar losses.

Tax Cap Credits by Category

Tax cap credits decreased in Clay County in 2012 by $3,351, or 19.1%. The percentage of the levy lost to credits remained at 0.1%. Falling tax rates meant that fewer older homeowners qualified for the elderly credit. There were no major changes in state policy to affect tax cap credits in 2012.

Tax Cap Category	2011	2012	Difference	% Change
1%	$38	$66	$28	73.8%
2%	2,639	3,274	635	24.1%
3%	0	0	0	0.0%
Elderly	14,880	10,866	-4,014	-27.0%
Total	$17,558	$14,206	-$3,351	-19.1%
% of Levy	0.1%	0.1%		0.0%

Clay County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*21,419,681*	*14,310,246*	*14,416,800*	*14,708,005*	*14,939,944*	*-33.2%*	*0.7%*	*2.0%*	*1.6%*
State Unit	21,990	0	0	0	0	-100.0%			
Clay County	3,202,192	3,051,087	3,084,480	3,157,210	3,187,860	-4.7%	1.1%	2.4%	1.0%
Brazil Township	99,283	103,962	103,794	103,319	110,687	4.7%	-0.2%	-0.5%	7.1%
Cass Township	2,801	3,079	3,252	1,652	2,836	9.9%	5.6%	-49.2%	71.7%
Dick Johnson Township	31,006	33,186	33,740	34,628	34,673	7.0%	1.7%	2.6%	0.1%
Harrison Township	40,197	42,110	41,678	41,873	42,795	4.8%	-1.0%	0.5%	2.2%
Jackson Township	23,231	24,506	24,742	24,981	25,873	5.5%	1.0%	1.0%	3.6%
Lewis Township	23,834	23,977	23,896	23,963	22,859	0.6%	-0.3%	0.3%	-4.6%
Perry Township	20,077	21,272	21,060	20,914	20,863	6.0%	-1.0%	-0.7%	-0.2%
Posey Township	66,451	71,748	72,130	73,675	76,220	8.0%	0.5%	2.1%	3.5%
Sugar Ridge Township	17,342	18,511	18,585	19,033	19,687	6.7%	0.4%	2.4%	3.4%
Van Buren Township	75,547	79,059	79,513	79,193	84,225	4.6%	0.6%	-0.4%	6.4%
Washington Township	9,092	9,574	9,709	9,865	10,215	5.3%	1.4%	1.6%	3.5%
Brazil Civil City	1,700,531	1,684,579	1,759,034	1,809,409	1,925,647	-0.9%	4.4%	2.9%	6.4%
Carbon Civil Town	10,890	9,672	10,702	10,775	11,080	-11.2%	10.6%	0.7%	2.8%
Center Point Civil Town	11,549	13,025	13,839	15,018	15,151	12.8%	6.2%	8.5%	0.9%
Clay City Civil Town	135,141	140,287	142,663	146,869	151,923	3.8%	1.7%	2.9%	3.4%
Knightsville Civil Town	33,910	34,089	34,790	37,278	37,901	0.5%	2.1%	7.2%	1.7%
Staunton Civil Town	21,216	22,609	22,782	23,596	24,404	6.6%	0.8%	3.6%	3.4%
Harmony Civil Town	54,604	54,319	49,445	65,502	61,586	-0.5%	-9.0%	32.5%	-6.0%
Clay Community School Corp	14,290,472	7,974,506	7,866,932	7,973,675	8,178,729	-44.2%	-1.3%	1.4%	2.6%
M.S.D. Shakamak School Corp	1,149,709	525,597	620,765	657,047	532,022	-54.3%	18.1%	5.8%	-19.0%
Brazil Public Library	347,683	352,411	361,377	359,965	358,243	1.4%	2.5%	-0.4%	-0.5%
Clay-Owen-Vigo Solid Waste Mgmt Dist	0	0	0	0	0				
Poland Fire Territory (Jackson Township)	17,099	17,081	17,892	18,565	4,465	-0.1%	4.7%	3.8%	-75.9%
Clay County Redevelopment Commission	13,834	0	0	0	0	-100.0%			

Clay County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
11001	Brazil Township	1.7832	--	--	--	--	--	40.6261%	1.0588
11002	Brazil City - Brazil Township	2.9303	--	--	--	--	--	40.6261%	1.7398
11003	Cass Township	1.5111	--	--	--	--	--	40.6261%	0.8972
11004	Dick Johnson Township	1.5601	--	--	--	--	--	40.6261%	0.9263
11005	Harrison Township	1.5148	--	--	--	--	--	40.6261%	0.8994
11006	Clay City Town	2.5488	--	--	--	--	--	40.6261%	1.5133
11007	Jackson Township	1.4917	--	--	--	--	--	40.6261%	0.8857
11008	Brazil City - Jackson Township	2.8755	--	--	--	--	--	40.6261%	1.7073
11009	Lewis Township	1.3374	--	--	--	--	--	40.6261%	0.7941
11010	Perry Township	1.4952	--	--	--	--	--	40.6261%	0.8878
11011	Posey Township	1.5286	--	--	--	--	--	40.6261%	0.9076
11012	Brazil City - Posey Township	2.8981	--	--	--	--	--	40.6261%	1.7207
11013	Staunton Town	1.8503	--	--	--	--	--	40.6261%	1.0986
11014	Sugar Ridge Township	1.5030	--	--	--	--	--	40.6261%	0.8924
11015	Center Point Town	1.7863	--	--	--	--	--	40.6261%	1.0606
11016	Van Buren Township	1.5636	--	--	--	--	--	40.6261%	0.9284
11017	Carbon Town	1.8739	--	--	--	--	--	40.6261%	1.1126
11018	Knightsville Town	1.8896	--	--	--	--	--	40.6261%	1.1219
11019	Harmony Town	2.0654	--	--	--	--	--	40.6261%	1.2263
11020	Washington Township	1.4878	--	--	--	--	--	40.6261%	0.8834

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Clay County 2012 Circuit Breaker Cap Credits

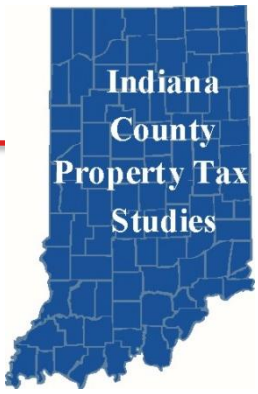
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*66*	*3,274*	*0*	*10,866*	*14,206*	*14,939,944*	*0.1%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*166,382*	*0.0%*
County Total	*66*	*3,274*	*0*	*10,866*	*14,206*	*15,106,326*	*0.1%*
Clay County	9	448	0	2,102	2,558	3,187,860	0.1%
Brazil Township	1	42	0	99	141	110,687	0.1%
Cass Township	0	0	0	0	0	2,836	0.0%
Dick Johnson Township	0	0	0	10	10	34,673	0.0%
Harrison Township	0	1	0	6	7	42,795	0.0%
Jackson Township	0	1	0	21	22	25,873	0.1%
Lewis Township	0	0	0	5	5	22,859	0.0%
Perry Township	0	0	0	2	2	20,863	0.0%
Posey Township	0	0	0	84	84	76,220	0.1%
Sugar Ridge Township	0	0	0	6	6	19,687	0.0%
Van Buren Township	0	3	0	70	73	84,225	0.1%
Washington Township	0	0	0	1	1	10,215	0.0%
Brazil Civil City	28	1,260	0	2,004	3,292	1,925,647	0.2%
Carbon Civil Town	0	0	0	0	0	11,080	0.0%
Center Point Civil Town	0	0	0	5	5	15,151	0.0%
Clay City Civil Town	0	27	0	98	125	151,923	0.1%
Knightsville Civil Town	0	0	0	38	38	37,901	0.1%
Staunton Civil Town	0	0	0	43	43	24,404	0.2%
Harmony Civil Town	0	51	0	112	163	61,586	0.3%
Clay Community School Corp	24	1,237	0	5,657	6,918	8,178,729	0.1%
M.S.D. Shakamak School Corp	0	0	0	127	127	532,022	0.0%
Brazil Public Library	4	206	0	375	586	358,243	0.2%
Clay-Owen-Vigo Solid Waste Mgmt Dist	0	0	0	0	0	0	
Poland Fire Territory (Jackson Township)	0	0	0	0	0	4,465	0.0%
Clay County Redevelopment Commission	0	0	0	0	0	0	
TIF - No Central Econ Dev TIF Orig	0	0	0	0	0	0	
TIF - No Central Econ Dev TIF Exp	0	0	0	0	0	30,923	0.0%
TIF - I-70 SR 59 Jackson	0	0	0	0	0	32,585	0.0%
TIF - I-70 SR 59 Posey	0	0	0	0	0	7,610	0.0%
TIF - IVC Industrail Van Buren PP	0	0	0	0	0	0	
TIF - IVC Industrail Van Buren	0	0	0	0	0	95,264	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.

2012 Clinton County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Clinton County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Clinton County the average tax bill for all taxpayers increased 4.1%. This tax bill rise was the result of a decrease in locally funded homestead credits and a reduction in circuit breaker credits. The tax levy of all local government units rose by only 0.1%, and certified net assessed value increased by 1.9%. Agricultural assessments increased and nonagricultural assessments declined, which may have been a legacy of the recession. A net assessed value increase that exceeded the levy rise caused Clinton County's average tax rate to fall. Tax cap credits as a percent of the levy fell by 1.0%, in Clinton County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	4.1%	$30,293,549	$1,392,473,475	9.9%
Change		0.1%	1.9%	-1.0%
2011	5.3%	$30,270,282	$1,365,960,991	10.9%

Homestead Property Taxes

Homestead property taxes increased 6.0% on average in Clinton County in 2012. Tax rates in a majority of Clinton County tax districts increased, though the county average tax rate decreased by 1.8%. Clinton County's local homestead credit rate decreased significantly in 2012, which caused the homestead tax bill increase despite the lower average tax rate. The percentage of Clinton County homesteads at their tax caps rose from 4.9% in 2011 to 6.0% in 2012.

Net Tax Bill Changes - All Property Types

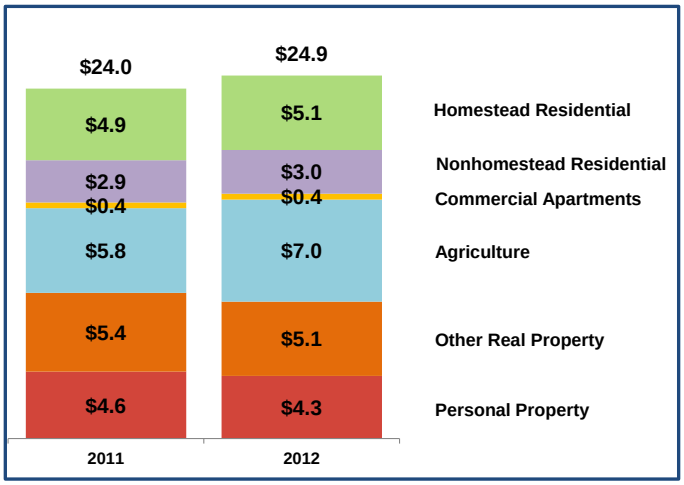
The largest part of Clinton County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal), by owners of agricultural property, and by homeowners. Net tax bills for all taxpayers increased 4.1% in Clinton County in 2012. Net taxes were lower for commercial apartments, business real property, and personal property and higher for all other property categories. The increase for agricultural property was particularly large.

Comparable Homestead Property Tax Changes in Clinton County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	5,826	67.8%
No Change	317	3.7%
Lower Tax Bill	2,451	28.5%
Average Change in Tax Bill	**6.0%**	
Detailed Change in Tax Bill		
20% or More	1,804	21.0%
10% to 19%	917	10.7%
1% to 9%	3,105	36.1%
0%	317	3.7%
-1% to -9%	1,578	18.4%
-10% to -19%	561	6.5%
-20% or More	312	3.6%
Total	**8,594**	**100.0%**

Note: Percentages may not total due to rounding.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in 11 of 20 Clinton County tax districts. The average tax rate fell by 1.8%, because the levy was nearly unchanged while net assessed value grew.

Levies in Clinton County increased slightly by 0.1%. Clinton Central School Corporation experienced the largest levy increase, due to increases in its debt service and capital projects funds. Frankfort Community School Corporation's debt service fund and school pension debt fund decreased.

Clinton County's total net assessed value increased 2.2% in 2012. Agricultural net assessments rose 14.3%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 2.7%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$917,745,801	$894,648,650	-2.5%	$340,403,207	$334,454,607	-1.7%
Other Residential	170,056,500	164,616,500	-3.2%	165,372,486	160,141,486	-3.2%
Ag Business/Land	395,364,000	452,200,800	14.4%	394,445,760	450,865,970	14.3%
Business Real/Personal	624,997,647	591,163,442	-5.4%	461,685,064	447,076,619	-3.2%
Total	**$2,108,163,948**	**$2,102,629,392**	**-0.3%**	**$1,361,906,517**	**$1,392,538,682**	**2.2%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Clinton County were $3.0 million, or 9.9% of the levy. This was near the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits. Clinton County's tax rates were less than the state average, but one taxing district with large other residential and business assessments had a rate just short of $4 per $100 assessed value.

Just more than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 3% business real and personal category. The largest percentage losses were in the city of Frankfort, the town of Colfax, and the Frankfort Airport, where district tax rates were above $3 per $100 assessed value. The largest dollar losses were in the city of Frankfort and the Frankfort School Corporation.

Tax Cap Credits by Category

Tax cap credits decreased in Clinton County in 2012 by $296,218, or 9.0%. The percentage of the levy lost to credits fell by 1.0%. There were no major changes in state policy to affect tax cap credits in 2012. Clinton County credits decreased mainly because the average county tax rate decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$117,451	$159,957	$42,506	36.2%
2%	1,802,872	1,667,300	-135,572	-7.5%
3%	1,354,421	1,150,483	-203,938	-15.1%
Elderly	33,063	33,848	785	2.4%
Total	$3,307,806	$3,011,588	-$296,218	-9.0%
% of Levy	10.9%	9.9%		-1.0%

Clinton County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*39,367,312*	*27,590,913*	*28,500,062*	*30,270,282*	*30,293,549*	*-29.9%*	*3.3%*	*6.2%*	*0.1%*
State Unit	37,395	0	0	0	0	-100.0%			
Clinton County	6,464,597	6,364,215	6,347,643	6,534,758	6,703,367	-1.6%	-0.3%	2.9%	2.6%
Center Township	312,984	323,043	330,647	338,468	340,111	3.2%	2.4%	2.4%	0.5%
Forest Township	56,935	59,355	59,682	22,784	24,276	4.3%	0.6%	-61.8%	6.5%
Jackson Township	33,865	35,375	36,379	27,521	34,726	4.5%	2.8%	-24.3%	26.2%
Johnson Township	75,130	78,605	79,243	48,348	53,021	4.6%	0.8%	-39.0%	9.7%
Kirklin Township	44,794	47,013	46,998	72,843	83,055	5.0%	0.0%	55.0%	14.0%
Madison Township	48,483	50,742	50,438	51,529	53,090	4.7%	-0.6%	2.2%	3.0%
Michigan Township	56,155	83,895	79,731	193,444	202,045	49.4%	-5.0%	142.6%	4.4%
Owen Township	42,423	54,620	52,517	44,972	56,943	28.8%	-3.9%	-14.4%	26.6%
Perry Township	92,105	69,541	58,482	86,446	84,376	-24.5%	-15.9%	47.8%	-2.4%
Ross Township	58,191	59,453	60,304	57,215	63,613	2.2%	1.4%	-5.1%	11.2%
Sugar Creek Township	21,929	22,838	23,233	12,682	10,032	4.1%	1.7%	-45.4%	-20.9%
Union Township	32,470	34,336	34,884	32,109	33,476	5.7%	1.6%	-8.0%	4.3%
Warren Township	26,340	27,746	28,166	15,192	15,232	5.3%	1.5%	-46.1%	0.3%
Washington Township	30,378	31,867	32,582	33,364	34,620	4.9%	2.2%	2.4%	3.8%
Frankfort Civil City	5,511,010	5,380,460	5,609,915	5,928,954	6,009,931	-2.4%	4.3%	5.7%	1.4%
Colfax Civil Town	191,571	199,855	206,285	211,692	221,085	4.3%	3.2%	2.6%	4.4%
Kirklin Civil Town	113,858	121,240	121,266	124,322	131,745	6.5%	0.0%	2.5%	6.0%
Michigantown Civil Town	54,756	55,977	56,981	58,335	61,377	2.2%	1.8%	2.4%	5.2%
Mulberry Civil Town	155,846	160,714	164,694	164,193	175,925	3.1%	2.5%	-0.3%	7.1%
Rossville Civil Town	175,827	186,254	188,729	193,413	203,158	5.9%	1.3%	2.5%	5.0%
Clinton Central School Corp	3,983,347	1,469,660	1,968,381	1,916,673	2,854,553	-63.1%	33.9%	-2.6%	48.9%
Clinton Prairie School Corp	7,114,204	3,238,288	3,231,190	3,207,547	2,999,416	-54.5%	-0.2%	-0.7%	-6.5%
Frankfort Community School Corp	10,379,593	6,368,418	6,647,638	7,938,556	6,500,274	-38.6%	4.4%	19.4%	-18.1%
Rossville Consolidated School Corp	2,617,020	1,399,846	1,290,488	1,187,735	1,502,779	-46.5%	-7.8%	-8.0%	26.5%
Colfax-Perry Township Public Library	138,855	143,640	148,499	141,505	156,398	3.4%	3.4%	-4.7%	10.5%
Frankfort Community Public Library	701,380	728,236	748,959	768,676	804,734	3.8%	2.8%	2.6%	4.7%
Kirklin Public Library	158,683	129,937	112,644	153,278	136,147	-18.1%	-13.3%	36.1%	-11.2%
Clinton County Contractual Public Library	496,153	516,491	530,010	543,443	574,585	4.1%	2.6%	2.5%	5.7%
Frankfort Airport	105,198	112,386	115,791	115,208	124,900	6.8%	3.0%	-0.5%	8.4%
Wildcat Creek Solid Waste Mgmt Dist	35,837	36,867	37,663	45,077	44,559	2.9%	2.2%	19.7%	-1.1%

Clinton County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
12001	Center Township	1.9330	--	--	18.1396%	--	--	9.3762%	1.4011
12003	Forest Township	1.5250	--	--	18.1396%	--	--	9.3762%	1.1054
12004	Jackson Township	1.4606	--	--	18.1396%	--	--	9.3762%	1.0587
12005	Johnson Township	1.5779	--	--	18.1396%	--	--	9.3762%	1.1437
12006	Kirklin Township	1.6010	--	--	18.1396%	--	--	9.3762%	1.1605
12007	Kirlin Town	2.5107	--	--	18.1396%	--	--	9.3762%	1.8199
12008	Madison Township	1.5080	--	--	18.1396%	--	--	9.3762%	1.0931
12009	Mulberry Town	2.1893	--	--	18.1396%	--	--	9.3762%	1.5869
12010	Michigan Township	1.4979	--	--	18.1396%	--	--	9.3762%	1.0857
12011	Michigantown Town	2.0411	--	--	18.1396%	--	--	9.3762%	1.4795
12012	Owen Township	1.6642	--	--	18.1396%	--	--	9.3762%	1.2063
12013	Perry Township	1.6801	--	--	18.1396%	--	--	9.3762%	1.2178
12014	Colfax Town	3.7386	--	--	18.1396%	--	--	9.3762%	2.7099
12015	Ross Township	1.6219	--	--	18.1396%	--	--	9.3762%	1.1756
12016	Rossville Town	2.2161	--	--	18.1396%	--	--	9.3762%	1.6063
12017	Sugar Creek Township	1.4714	--	--	18.1396%	--	--	9.3762%	1.0665
12018	Union Township	1.8964	--	--	18.1396%	--	--	9.3762%	1.3746
12019	Warren Township	1.5016	--	--	18.1396%	--	--	9.3762%	1.0884
12020	Washington Township	1.4482	--	--	18.1396%	--	--	9.3762%	1.0497
12021	Frankfort City	3.9605	--	--	18.1396%	--	--	9.3762%	2.8707

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Clinton County 2012 Circuit Breaker Cap Credits

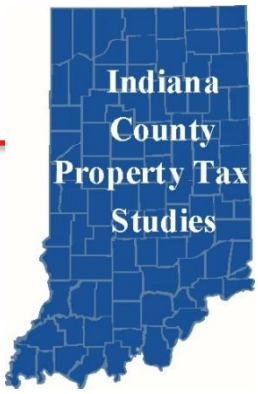
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*159,957*	*1,667,300*	*1,150,483*	*33,848*	*3,011,588*	*30,293,549*	*9.9%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*159,957*	*1,667,300*	*1,150,483*	*33,848*	*3,011,588*	*30,293,549*	*9.9%*
Clinton County	19,642	204,106	140,006	6,021	369,774	6,703,367	5.5%
Center Township	1,875	18,948	13,411	297	34,530	340,111	10.2%
Forest Township	0	0	0	16	16	24,276	0.1%
Jackson Township	0	0	0	16	16	34,726	0.0%
Johnson Township	6	0	0	23	30	53,021	0.1%
Kirklin Township	0	227	0	62	288	83,055	0.3%
Madison Township	5	4	0	28	36	53,090	0.1%
Michigan Township	5	0	0	188	193	202,045	0.1%
Owen Township	10	0	0	4	13	56,943	0.0%
Perry Township	9	594	225	47	876	84,376	1.0%
Ross Township	12	12	0	40	64	63,613	0.1%
Sugar Creek Township	0	0	0	5	5	10,032	0.0%
Union Township	19	0	0	31	51	33,476	0.2%
Warren Township	0	0	0	21	21	15,232	0.1%
Washington Township	0	0	0	20	20	34,620	0.1%
Frankfort Civil City	81,202	820,739	580,920	10,777	1,493,639	6,009,931	24.9%
Colfax Civil Town	547	34,535	13,100	172	48,355	221,085	21.9%
Kirklin Civil Town	0	4,950	0	495	5,445	131,745	4.1%
Michigantown Civil Town	0	4	0	136	141	61,377	0.2%
Mulberry Civil Town	107	83	0	369	560	175,925	0.3%
Rossville Civil Town	0	239	0	385	624	203,158	0.3%
Clinton Central School Corp	50	4,255	0	2,678	6,984	2,854,553	0.2%
Clinton Prairie School Corp	341	13,802	5,199	1,814	21,156	2,999,416	0.7%
Frankfort Community School Corp	48,033	481,895	341,086	7,457	878,472	6,500,274	13.5%
Rossville Consolidated School Corp	239	369	0	901	1,509	1,502,779	0.1%
Colfax-Perry Township Public Library	54	3,438	1,304	90	4,887	156,398	3.1%
Frankfort Community Public Library	5,947	59,659	42,226	923	108,755	804,734	13.5%
Kirklin Public Library	0	987	0	156	1,144	136,147	0.8%
Clinton County Contractual Public Library	37	40	0	411	488	574,585	0.1%
Frankfort Airport	1,688	17,057	12,073	224	31,041	124,900	24.9%
Wildcat Creek Solid Waste Mgmt Dist	131	1,357	931	40	2,458	44,559	5.5%

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.

2012 Crawford County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Crawford County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Crawford County the average tax bill for all taxpayers decreased by 3.9%. This tax bill fall was mainly the result of the 7.2% decrease in the tax levy of all local government units. Crawford County certified net assessed value increased by 3.9%, mostly due to rising farmland assessments. Falling levies and rising assessed values caused tax rates to fall in all Crawford County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell by 4.1% in Crawford County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-3.9%	$7,630,381	$289,769,006	10.5%
Change		-7.2%	3.9%	-4.1%
2011	2.3%	$8,218,929	$278,901,077	14.6%

Homestead Property Taxes

Homestead property taxes increased 0.4% on average in Crawford County in 2012. Tax rates in all Crawford County tax districts decreased. The county average tax rate fell by 10.7%. The percentage of Crawford County homesteads at their tax caps fell from 14.3% in 2011 to 8.8% in 2012. Homesteads that were at the circuit breaker cap in 2011 did not fully benefit from the tax rate reduction. Crawford County had no local homestead credits in 2012.

Net Tax Bill Changes - All Property Types

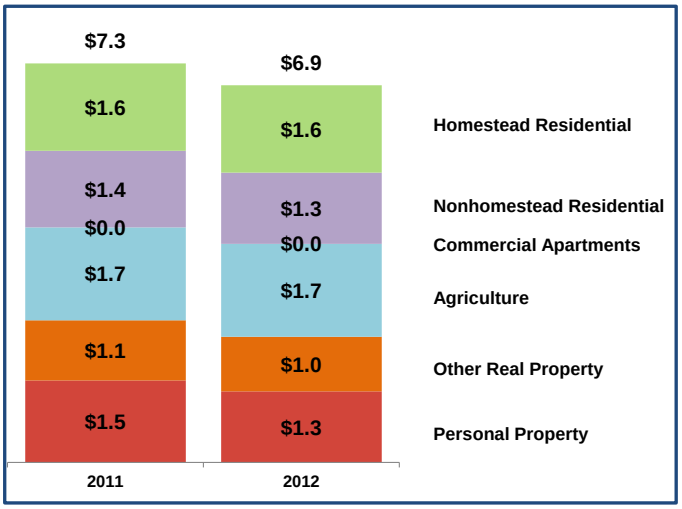
Crawford County's net property taxes were spread mainly among homeowners, agricultural property owners, and business owners (other real and personal property). Net tax bills for all taxpayers decreased 3.9% in Crawford County in 2012. Net taxes were lower on commercial apartments, nonhomestead residential property (mostly small rentals and second homes), and business property (both other real and personal property, which is mostly business equipment). Total net taxes were about the same on homesteads and agricultural property.

Comparable Homestead Property Tax Changes in Crawford County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	711	23.5%
No Change	366	12.1%
Lower Tax Bill	1,946	64.4%
Average Change in Tax Bill	**0.4%**	
Detailed Change in Tax Bill		
20% or More	329	10.9%
10% to 19%	122	4.0%
1% to 9%	260	8.6%
0%	366	12.1%
-1% to -9%	939	31.1%
-10% to -19%	909	30.1%
-20% or More	98	3.2%
Total	**3,023**	**100.0%**

Note: Percentages may not total due to rounding.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all Crawford County tax districts. The average tax rate fell by 10.7%, because of a large levy decrease and an increase in net assessed value.

Levies in Crawford County decreased by 7.2%. The largest levy increase was in the county unit, due to an increase in the general fund. Crawford County Community School Corporation had large decreases in its debt service, bus replacement, and transportation funds.

Crawford County's total net assessed value increased 3.3% in 2012. Net agricultural assessments rose 12.4%. Other assessed values changed by a small amount. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Business real and personal assessments fell, which may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$217,022,100	$220,063,400	1.4%	$66,472,269	$67,295,965	1.2%
Other Residential	62,224,440	63,313,800	1.8%	59,958,371	61,020,535	1.8%
Ag Business/Land	71,453,200	81,000,300	13.4%	70,604,387	79,366,760	12.4%
Business Real/Personal	103,706,040	103,220,490	-0.5%	89,755,408	88,537,018	-1.4%
Total	**$454,405,780**	**$467,597,990**	**2.9%**	**$286,790,435**	**$296,220,278**	**3.3%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Crawford County were $821,271, or 10.5% of the levy. This was greater than the state average percentage of the levy of 9.2%, as well as the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Crawford County's tax rates are higher than the state average and the state median. Almost all of the total tax cap credits were in the 2% nonhomestead/farmland category.

The largest percentage loss was in the town of Milltown, where district tax rates were well above $3 per $100 assessed value. The largest dollar losses were in the Crawford County School Corporation and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased substantially in Crawford County in 2012 by $412,521, or 33.4%. The percentage of the levy lost to credits fell by 4.1%. There were no major changes in state policy to affect tax cap credits in 2012. Crawford county credits decreased because of the large drop in property tax rates.

Tax Cap Category	2011	2012	Difference	% Change
1%	$128,794	$68,931	-$59,863	-46.5%
2%	1,016,031	714,013	-302,018	-29.7%
3%	83,774	35,407	-48,367	-57.7%
Elderly	5,193	2,920	-2,273	-43.8%
Total	$1,233,792	$821,271	-$412,521	-33.4%
% of Levy	14.6%	10.5%		-4.1%

Crawford County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*10,798,416*	*7,546,871*	*7,820,807*	*8,218,929*	*7,630,381*	*-30.1%*	*3.6%*	*5.1%*	*-7.2%*
State Unit	7,656	0	0	0	0	-100.0%			
Crawford County	3,911,028	2,664,276	2,748,506	2,852,321	2,963,467	-31.9%	3.2%	3.8%	3.9%
Boone Township	6,062	6,472	6,627	6,781	7,026	6.8%	2.4%	2.3%	3.6%
Jennings Township	30,539	27,966	31,591	14,359	15,676	-8.4%	13.0%	-54.5%	9.2%
Johnson Township	2,472	2,437	2,602	2,667	2,763	-1.4%	6.8%	2.5%	3.6%
Liberty Township	12,711	12,664	13,400	13,715	14,211	-0.4%	5.8%	2.4%	3.6%
Ohio Township	10,127	10,684	11,021	4,896	5,361	5.5%	3.2%	-55.6%	9.5%
Patoka Township	14,690	15,773	16,257	16,514	17,108	7.4%	3.1%	1.6%	3.6%
Sterling Township	15,120	15,891	16,368	16,626	16,603	5.1%	3.0%	1.6%	-0.1%
Union Township	6,628	6,764	7,100	7,254	7,511	2.1%	5.0%	2.2%	3.5%
Whiskey Run Township	11,515	11,029	11,965	12,171	12,194	-4.2%	8.5%	1.7%	0.2%
Alton Civil Town	0	0	0	0	0				
English Civil Town	73,165	75,169	77,701	79,162	79,234	2.7%	3.4%	1.9%	0.1%
Leavenworth Civil Town	18,754	20,287	20,935	19,860	20,621	8.2%	3.2%	-5.1%	3.8%
Marengo Civil Town	52,374	54,658	56,139	57,283	59,375	4.4%	2.7%	2.0%	3.7%
Milltown Civil Town	51,703	53,968	58,097	56,721	59,294	4.4%	7.7%	-2.4%	4.5%
Crawford County Community School Corp	5,997,976	3,976,899	4,133,663	4,263,003	3,543,295	-33.7%	3.9%	3.1%	-16.9%
Crawford County Public Library	133,026	138,932	143,511	146,423	151,839	4.4%	3.3%	2.0%	3.7%
Marengo-Liberty Township Fire	52,278	54,719	56,489	57,749	59,840	4.7%	3.2%	2.2%	3.6%
English Fire	148,760	150,706	156,189	234,245	218,153	1.3%	3.6%	50.0%	-6.9%
Whiskey Run Fire Protection District	80,414	78,620	74,086	46,583	60,710	-2.2%	-5.8%	-37.1%	30.3%
Leavenworth Fire Protection District	0	0	0	128,474	127,460				-0.8%
Crawford County Solid Waste Mgmt Dist	161,418	168,957	178,560	182,122	188,640	4.7%	5.7%	2.0%	3.6%
Crawford County Redevelopment Commission	0	0	0	0	0				

Crawford County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
13001	Boone Township	2.6259	--	--	--	--	--	--	2.6259
13002	Alton Town	2.6259	--	--	--	--	--	--	2.6259
13003	Jennings Township	2.5270	--	--	--	--	--	--	2.5270
13004	Leavenworth Town	2.7076	--	--	--	--	--	--	2.7076
13005	Johnson Township	2.3888	--	--	--	--	--	--	2.3888
13006	Liberty Township	2.5756	--	--	--	--	--	--	2.5756
13007	Marengo Town	3.0783	--	--	--	--	--	--	3.0783
13008	Ohio Township	2.5113	--	--	--	--	--	--	2.5113
13009	Patoka Township	2.5632	--	--	--	--	--	--	2.5632
13010	Sterling Township	2.5774	--	--	--	--	--	--	2.5774
13011	English Town	3.2321	--	--	--	--	--	--	3.2321
13012	Union Township	2.5834	--	--	--	--	--	--	2.5834
13013	Whiskey Run Township	2.5579	--	--	--	--	--	--	2.5579
13014	Milltown Town	3.7047	--	--	--	--	--	--	3.7047
13016	Johnson Township-English Fire	2.5620	--	--	--	--	--	--	2.5620

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Crawford County 2012 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	*68,931*	*714,013*	*35,407*	*2,920*	*821,271*	*7,630,381*	*10.8%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*213,656*	*0.0%*
County Total	*68,931*	*714,013*	*35,407*	*2,920*	*821,271*	*7,844,037*	*10.5%*
Crawford County	26,540	275,763	10,797	1,097	314,196	2,963,467	10.6%
Boone Township	3	1,121	0	0	1,124	7,026	16.0%
Jennings Township	195	1,351	0	6	1,552	15,676	9.9%
Johnson Township	6	217	0	0	223	2,763	8.1%
Liberty Township	190	1,235	65	10	1,500	14,211	10.6%
Ohio Township	33	329	0	0	362	5,361	6.8%
Patoka Township	69	1,990	0	6	2,065	17,108	12.1%
Sterling Township	93	1,385	236	1	1,715	16,603	10.3%
Union Township	57	876	0	4	938	7,511	12.5%
Whiskey Run Township	225	1,112	105	9	1,452	12,194	11.9%
Alton Civil Town	0	0	0	0	0	0	
English Civil Town	759	5,429	3,755	6	9,948	79,234	12.6%
Leavenworth Civil Town	179	2,954	0	21	3,154	20,621	15.3%
Marengo Civil Town	274	6,321	797	22	7,414	59,375	12.5%
Milltown Civil Town	1,485	9,942	3,710	127	15,264	59,294	25.7%
Carefree Civil Town	0	0	0	0	0	0	
Crawford County Community School Corp	31,732	329,718	12,909	1,311	375,671	3,543,295	10.6%
Crawford County Public Library	1,360	14,129	553	56	16,098	151,839	10.6%
Marengo-Liberty Township Fire	801	5,200	273	43	6,316	59,840	10.6%
English Fire	1,043	22,483	994	60	24,580	218,153	11.3%
Whiskey Run Fire Protection District	1,119	5,538	525	45	7,227	60,710	11.9%
Leavenworth Fire Protection District	1,078	9,366	0	27	10,470	127,460	8.2%
Crawford County Solid Waste Mgmt Dist	1,689	17,554	687	70	20,000	188,640	10.6%
Crawford County Redevelopment Comm	0	0	0	0	0	0	
TIF - Jennings Township	0	0	0	0	0	213,656	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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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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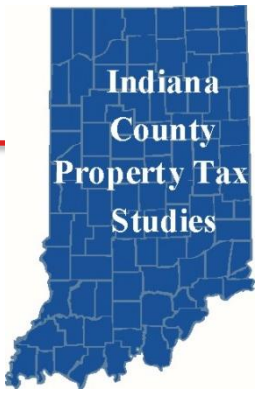

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In Daviess County the average tax bill for all taxpayers increased by 1.2%. This tax bill rise was the result of a 6.2% increase in certified net assessed value. Tax levies of all local government units fell by 2.3%. Daviess net assessed value rose due to a big increase in farmland assessments and smaller increases in homestead, other residential, and business assessments. Falling levies and rising assessed value caused tax rates to fall in most Daviess County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell by 2.7% in Daviess County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	1.2%	$25,109,818	$1,109,232,098	9.6%
Change		-2.3%	6.2%	-2.7%
2011	4.1%	$25,692,712	$1,044,379,448	12.3%

Homestead Property Taxes

Homestead property taxes decreased 1.8% on average in Daviess County in 2012. Tax rates in most Daviess County tax districts decreased. The county average tax rate fell by 7.9%. The percentage of Daviess County homesteads at their tax caps fell, from 10.7% in 2011 to 9.5% in 2012. Daviess County's local homestead credit rate decreased slightly in 2012.

Comparable Homestead Property Tax Changes in Daviess County

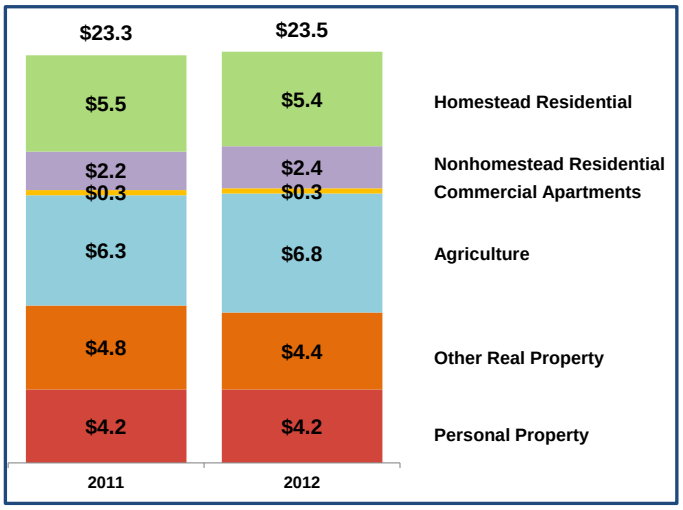
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,717	34.1%
No Change	485	6.1%
Lower Tax Bill	4,759	59.8%
Average Change in Tax Bill	**-1.8%**	
Detailed Change in Tax Bill		
20% or More	671	8.4%
10% to 19%	266	3.3%
1% to 9%	1,780	22.4%
0%	485	6.1%
-1% to -9%	3,017	37.9%
-10% to -19%	1,138	14.3%
-20% or More	604	7.6%
Total	**7,961**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Daviess County's 2012 net property taxes were paid by agricultural property owners, homeowners, and business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers increased 1.2% in Daviess County in 2012. Net taxes were higher for agriculture, nonhomestead residential property (mostly small rentals and second homes), and slightly higher for commercial apartments. Net taxes were lower for homeowners and owners of business property (other real and personal).

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in most Daviess County tax districts. The average tax rate fell by 7.9%, because levies decreased and net assessed value increased.

Levies in Daviess County decreased by 2.3%. Washington Community School Corporation experienced large decreases in its capital projects and bus replacement funds. The largest levy increase was in the county unit, due to an increase in the cumulative bridge fund.

Daviess County's total net assessed value increased 7.4% in 2012. Agricultural net assessments rose 14.6%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments rose 4.4%. Homestead assessments increased the most, after agricultural assessments.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$785,449,654	$810,850,400	3.2%	$296,239,105	$316,642,665	6.9%
Other Residential	119,088,679	123,222,029	3.5%	114,974,636	119,067,414	3.6%
Ag Business/Land	331,816,546	381,079,891	14.8%	329,599,526	377,880,117	14.6%
Business Real/Personal	466,076,097	471,131,957	1.1%	388,959,644	399,672,137	2.8%
Total	**$1,702,430,976**	**$1,786,284,277**	**4.9%**	**$1,129,772,911**	**$1,213,262,333**	**7.4%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Daviess County were $2.5 million, or 9.6% of the levy. This was near the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Daviess County's tax rates were near the state average and higher than the state median.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 3% business real and personal property category. The largest percentage losses were in the city of Washington and the Washington Carnegie Public Library, where district tax rates were above $3 per $100 assessed value. The largest dollar losses were in the city of Washington, the Washington Community School Corp, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased in Daviess County in 2012 by $789,200, or 23.6%. The percentage of the levy lost to credits fell by 2.7%. There were no major changes in state policy to affect tax cap credits in 2012. Daviess County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$578,891	$471,609	-$107,281	-18.5%
2%	1,737,660	1,343,210	-394,450	-22.7%
3%	995,906	711,204	-284,702	-28.6%
Elderly	26,704	23,937	-2,767	-10.4%
Total	$3,339,160	$2,549,960	-$789,200	-23.6%
% of Levy	12.3%	9.6%		-2.7%

Daviess County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*32,385,071*	*24,067,079*	*24,624,439*	*25,692,712*	*25,109,818*	*-25.7%*	*2.3%*	*4.3%*	*-2.3%*
State Unit	27,885	0	0	0	0	-100.0%			
Daviess County	9,725,088	8,657,987	8,888,109	9,359,728	9,638,118	-11.0%	2.7%	5.3%	3.0%
Barr Township	50,872	51,547	53,976	55,371	57,210	1.3%	4.7%	2.6%	3.3%
Bogard Township	22,543	23,304	23,896	24,652	25,501	3.4%	2.5%	3.2%	3.4%
Elmore Township	26,056	27,120	27,275	27,949	28,636	4.1%	0.6%	2.5%	2.5%
Harrison Township	3,592	3,705	3,771	4,003	3,656	3.1%	1.8%	6.2%	-8.7%
Madison Township	50,652	52,955	53,867	55,880	57,663	4.5%	1.7%	3.7%	3.2%
Reeve Township	12,732	13,389	13,785	14,304	14,736	5.2%	3.0%	3.8%	3.0%
Steele Township	31,921	33,278	34,074	35,329	36,445	4.3%	2.4%	3.7%	3.2%
Van Buren Township	21,819	22,514	23,096	23,751	24,578	3.2%	2.6%	2.8%	3.5%
Veale Township	24,305	24,821	25,402	26,513	20,713	2.1%	2.3%	4.4%	-21.9%
Washington Township	221,180	222,458	213,294	235,514	233,776	0.6%	-4.1%	10.4%	-0.7%
Washington Civil City	3,559,318	3,441,148	3,666,307	3,749,441	3,859,915	-3.3%	6.5%	2.3%	2.9%
Alfordsville Civil Town	5,312	5,460	5,583	5,675	6,014	2.8%	2.3%	1.6%	6.0%
Cannelburg Civil Town	9,472	8,693	9,702	10,006	10,032	-8.2%	11.6%	3.1%	0.3%
Elnora Civil Town	76,734	77,372	77,724	77,513	84,161	0.8%	0.5%	-0.3%	8.6%
Montgomery Civil Town	51,497	52,688	53,998	56,687	56,835	2.3%	2.5%	5.0%	0.3%
Odon Civil Town	168,934	171,074	173,758	181,877	186,723	1.3%	1.6%	4.7%	2.7%
Plainville Civil Town	54,527	56,023	57,324	59,922	61,681	2.7%	2.3%	4.5%	2.9%
Barr-Reeve Community School Corp	3,416,871	1,741,854	1,757,777	1,739,355	1,730,024	-49.0%	0.9%	-1.0%	-0.5%
North Daviess County School Corp	5,258,582	3,119,001	3,129,983	2,997,791	3,132,453	-40.7%	0.4%	-4.2%	4.5%
Washington Community School Corp	8,549,461	5,249,250	5,399,177	6,151,037	5,088,220	-38.6%	2.9%	13.9%	-17.3%
Odon-Winkelpleck Public Library	29,515	30,140	30,825	32,377	33,405	2.1%	2.3%	5.0%	3.2%
Washington Carnegie Public Library	504,496	495,534	505,468	289,284	258,945	-1.8%	2.0%	-42.8%	-10.5%
Veale Fire District	56,282	41,483	44,693	45,682	18,495	-26.3%	7.7%	2.2%	-59.5%
Southeast Daviess Fire Protection Dist	71,046	73,033	74,176	80,071	80,273	2.8%	1.6%	7.9%	0.3%
Daviess County Solid Waste District	354,379	371,248	277,399	353,000	361,610	4.8%	-25.3%	27.3%	2.4%

Daviess County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
14001	Barr Township	1.6298	--	--	17.0114%	--	--	--	1.3525
14002	Cannelburg Town	1.9484	--	--	--	--	--	--	1.9484
14003	Montgomery Town	2.2786	--	--	31.8454%	--	--	--	1.5530
14004	Bogard Township	1.8126	--	--	15.9130%	--	--	--	1.5242
14005	Elmore Township	1.8362	--	--	48.8975%	--	--	--	0.9383
14006	Elnora Town	2.9726	--	--	23.9740%	--	--	--	2.2599
14007	Harrison Township	2.0380	--	--	6.8588%	--	--	--	1.8982
14008	Madison Township	1.8915	--	--	12.4873%	--	--	--	1.6553
14009	Odon Town	2.5731	--	--	11.2346%	--	--	--	2.2840
14010	Reeve Township	1.7537	--	--	24.6806%	--	--	--	1.3209
14011	Alfordsville Town	2.3599	--	--	--	--	--	--	2.3599
14012	Steele Township	1.8424	--	--	11.5483%	--	--	--	1.6296
14013	Plainville Town	2.7026	--	--	42.2637%	--	--	--	1.5604
14014	Van Buren Township	1.8007	--	--	51.1690%	--	--	--	0.8793
14015	Veale Township	2.0112	--	--	2.7759%	--	--	--	1.9554
14016	Washington Township	1.9799	--	--	31.5728%	--	--	--	1.3548
14017	Washington City	3.7375	--	--	8.1913%	--	--	--	3.4314

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Daviess County 2012 Circuit Breaker Cap Credits

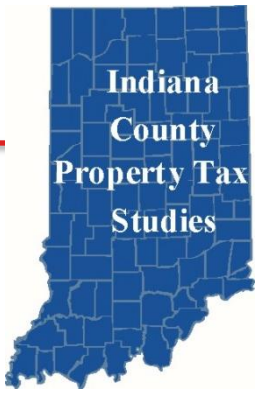
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*471,609*	*1,342,876*	*710,207*	*23,937*	*2,548,629*	*25,109,818*	*10.1%*
TIF Total	*0*	*334*	*997*	*0*	*1,332*	*1,502,638*	*0.1%*
County Total	*471,609*	*1,343,210*	*711,204*	*23,937*	*2,549,960*	*26,612,456*	*9.6%*
Daviess County	110,844	320,406	165,110	6,845	603,206	9,638,118	6.3%
Barr Township	7	19	0	6	32	57,210	0.1%
Bogard Township	0	0	0	8	8	25,501	0.0%
Elmore Township	1	146	0	4	151	28,636	0.5%
Harrison Township	1	35	0	2	38	3,656	1.0%
Madison Township	43	409	0	35	486	57,663	0.8%
Reeve Township	4	14	0	4	22	14,736	0.1%
Steele Township	0	232	0	8	240	36,445	0.7%
Van Buren Township	0	0	0	7	7	24,578	0.0%
Veale Township	77	44	0	6	127	20,713	0.6%
Washington Township	5,239	14,243	8,019	277	27,778	233,776	11.9%
Washington Civil City	207,453	563,980	317,527	7,719	1,096,678	3,859,915	28.4%
Alfordsville Civil Town	0	219	0	34	253	6,014	4.2%
Cannelburg Civil Town	0	0	0	9	9	10,032	0.1%
Elnora Civil Town	62	9,149	0	111	9,322	84,161	11.1%
Montgomery Civil Town	0	968	0	30	998	56,835	1.8%
Odon Civil Town	1,041	9,954	0	262	11,256	186,723	6.0%
Plainville Civil Town	0	3,644	0	72	3,715	61,681	6.0%
Barr-Reeve Community School Corp	257	1,273	0	238	1,768	1,730,024	0.1%
North Daviess County School Corp	1,290	22,327	0	1,236	24,853	3,132,453	0.8%
Washington Community School Corp	127,069	345,021	192,055	6,188	670,333	5,088,220	13.2%
Odon-Winkelpleck Public Library	54	512	0	25	591	33,405	1.8%
Washington Carnegie Public Library	13,917	37,835	21,301	518	73,571	258,945	28.4%
Veale Fire District	69	39	0	5	113	18,495	0.6%
Southeast Daviess Fire Protection Dist	23	387	0	31	440	80,273	0.5%
Daviess County Solid Waste District	4,159	12,021	6,195	257	22,632	361,610	6.3%
TIF - Madison Township	0	0	0	0	0	81,645	0.0%
TIF - Washington Township	0	0	0	0	0	1,415,205	0.0%
TIF - Washington City	0	334	997	0	1,332	5,788	23.0%

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.

2012 Dearborn County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Dearborn County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Dearborn County the average tax bill for all taxpayers increased 1.8%. This tax bill rise was mainly the result of the 3.1% increase in the tax levy of all local government units. Dearborn County certified net assessed value increased slightly, by 0.2%. An increase in farmland assessments was offset by decreases in homestead, other residential, and business assessments, which may have been a legacy of the recession. A levy increase that exceeded assessment growth caused tax rates to rise in more than half of Dearborn County tax districts. This rate increase caused tax cap credits as a percent of the levy to increase by 0.2%.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	1.8%	$44,271,856	$2,337,154,108	1.3%
Change		3.1%	0.2%	0.2%
2011	-4.2%	$42,932,096	$2,332,311,076	1.1%

Homestead Property Taxes

Homestead property taxes increased 1.4% on average in Dearborn County in 2012. Tax rates increased in a majority of Dearborn County tax districts. The county average tax rate rose by 2.9%. The rise in rates meant that a few more homesteads reached their tax caps in 2012. The percentage of Dearborn County homesteads at their tax caps rose from 4.3% in 2011 to 5.7% in 2012.

Comparable Homestead Property Tax Changes in Dearborn County

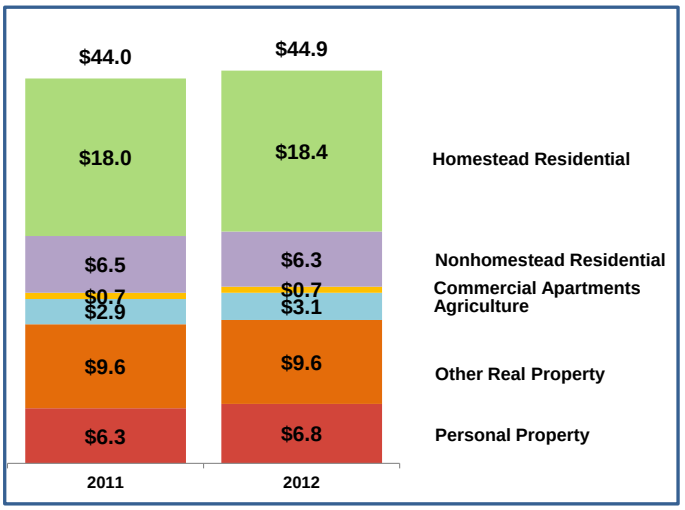
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	8,973	63.1%
No Change	341	2.4%
Lower Tax Bill	4,907	34.5%
Average Change in Tax Bill	**1.4%**	
Detailed Change in Tax Bill		
20% or More	255	1.8%
10% to 19%	288	2.0%
1% to 9%	8,430	59.3%
0%	341	2.4%
-1% to -9%	4,200	29.5%
-10% to -19%	441	3.1%
-20% or More	266	1.9%
Total	**14,221**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest part of Dearborn County's 2012 net property taxes were paid by homeowners and by business owners on their land and buildings (other real) and equipment (personal property). Net tax bills for all taxpayers increased 1.8% in Dearborn County in 2012. Net taxes were higher for agricultural property, homesteads, other real and personal property owners. Net taxes decreased for commercial apartments and nonhomestead residential property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in a majority of Dearborn County tax districts. The average tax rate rose by 2.9%, because the levy increased by more than the increase in certified net assessed value.

Levies in Dearborn County increased by 3.1%. The largest levy increases were in the Sunman-Dearborn School Corporation, due to increases in the bus replacement and debt service funds, and the city of Lawrenceburg, due to an increase in the general fund. South Dearborn Schools had large decreases in its debt service and transportation funds.

Dearborn County's total net assessed value decreased 0.7% in 2012. Agricultural net assessments rose 5.2%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 1.1%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$2,294,971,207	$2,300,478,400	0.2%	$1,057,197,027	$1,053,399,056	-0.4%
Other Residential	375,697,700	369,982,700	-1.5%	375,196,883	369,645,419	-1.5%
Ag Business/Land	168,792,700	178,537,200	5.8%	168,616,000	177,399,791	5.2%
Business Real/Personal	976,437,393	944,431,233	-3.3%	813,464,521	797,771,613	-1.9%
Total	**$3,815,899,000**	**$3,793,429,533**	**-0.6%**	**$2,414,474,431**	**$2,398,215,879**	**-0.7%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Dearborn County were $583,977, or 1.3% of the levy. This was less than the state average percentage of the levy of 9.2%, as well as less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Dearborn County's tax rates were lower than the state average and the state median.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; almost all of the rest were in the 1% homestead category. The largest percentage losses were in the city of Aurora and the towns of Greendale and West Harrison, where district tax rates were above $2 per $100 assessed value. The largest dollar losses were in the town of Greendale, South Dearborn Schools, and the county unit.

Tax Cap Credits by Category

Tax cap credits increased in Dearborn County in 2012 by $108,882, or 22.9%. The percentage of the levy lost to credits rose by 0.2%. There were no major changes in state policy to affect tax cap credits in 2012. Dearborn County credits increased mainly because tax rates increased in more tax districts than not.

Tax Cap Category	2011	2012	Difference	% Change
1%	$160,325	$223,664	$63,339	39.5%
2%	314,676	360,238	45,561	14.5%
3%	0	0	0	0.0%
Elderly	94	75	-18	-19.6%
Total	$475,095	$583,977	$108,882	22.9%
% of Levy	1.1%	1.3%		0.2%

Dearborn County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*63,144,154*	*45,058,695*	*45,457,349*	*42,932,096*	*44,271,856*	*-28.6%*	*0.9%*	*-5.6%*	*3.1%*
State Unit	70,794	0	0	0	0	-100.0%			
Dearborn County	12,542,445	9,047,976	9,396,247	8,718,180	8,969,997	-27.9%	3.8%	-7.2%	2.9%
Caesar Creek Township	8,439	8,776	9,228	9,452	9,766	4.0%	5.2%	2.4%	3.3%
Center Township	28,299	33,899	35,089	35,957	37,141	19.8%	3.5%	2.5%	3.3%
Clay Township	48,702	13,661	58,912	58,310	60,224	-71.9%	331.2%	-1.0%	3.3%
Harrison Township	53,458	63,178	65,473	67,145	69,211	18.2%	3.6%	2.6%	3.1%
Hogan Township	30,137	34,368	35,682	34,857	33,508	14.0%	3.8%	-2.3%	-3.9%
Jackson Township	17,544	21,159	21,942	22,465	23,129	20.6%	3.7%	2.4%	3.0%
Kelso Township	13,009	15,092	16,200	15,962	17,187	16.0%	7.3%	-1.5%	7.7%
Lawrenceburg Township	53,579	59,944	62,586	63,618	63,409	11.9%	4.4%	1.6%	-0.3%
Logan Township	48,465	63,491	65,900	67,546	69,788	31.0%	3.8%	2.5%	3.3%
Manchester Township	96,148	113,804	118,714	121,807	125,718	18.4%	4.3%	2.6%	3.2%
Miller Township	106,331	130,843	135,579	138,864	143,189	23.1%	3.6%	2.4%	3.1%
Sparta Township	36,122	39,851	40,662	40,869	40,829	10.3%	2.0%	0.5%	-0.1%
Washington Township	30,417	32,846	36,639	37,557	38,722	8.0%	11.5%	2.5%	3.1%
York Township	18,802	21,026	22,236	22,793	23,509	11.8%	5.8%	2.5%	3.1%
Lawrenceburg Civil City	5,352,985	5,265,374	5,001,174	4,986,583	5,508,439	-1.6%	-5.0%	-0.3%	10.5%
Aurora Civil City	974,389	1,085,117	1,123,994	1,151,112	1,149,302	11.4%	3.6%	2.4%	-0.2%
Dillsboro Civil Town	140,518	162,254	168,424	172,962	182,031	15.5%	3.8%	2.7%	5.2%
Greendale Civil Town	1,809,405	2,092,455	2,169,719	2,061,480	2,163,327	15.6%	3.7%	-5.0%	4.9%
Moores Hill Civil Town	25,069	36,888	38,286	39,334	40,552	47.1%	3.8%	2.7%	3.1%
St. Leon Civil Town	625	1,521	1,551	1,580	1,567	143.4%	2.0%	1.9%	-0.8%
West Harrison Civil Town	62,954	77,679	84,806	84,800	89,740	23.4%	9.2%	0.0%	5.8%
Sunman-Dearborn Community School Corp	16,238,128	11,108,139	11,948,890	11,233,385	11,802,479	-31.6%	7.6%	-6.0%	5.1%
South Dearborn Community School Corp	10,860,630	6,377,345	7,727,714	6,813,024	6,273,530	-41.3%	21.2%	-11.8%	-7.9%
Lawrenceburg Community School Corp	11,807,260	6,419,703	4,655,582	4,493,184	4,814,197	-45.6%	-27.5%	-3.5%	7.1%
Aurora Public Library	599,277	749,625	776,803	790,901	817,724	25.1%	3.6%	1.8%	3.4%
Lawrenceburg Public Library	1,523,418	1,419,271	1,054,693	1,048,965	1,084,295	-6.8%	-25.7%	-0.5%	3.4%
Dearborn County Solid Waste Mgmt Dist	519,160	563,410	584,624	599,404	619,346	8.5%	3.8%	2.5%	3.3%
Greendale Redevelopment Commission	27,645	0	0	0	0	-100.0%			

Dearborn County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
15001	Caesar Creek Township	1.6884	--	--	--	--	--	--	1.6884
15002	Center Township	1.6556	--	--	--	--	--	--	1.6556
15003	Aurora City-Center Township	2.4544	--	--	--	--	--	--	2.4544
15004	Clay Township	1.7040	--	--	--	--	--	--	1.7040
15005	Dillsboro Town	2.1430	--	--	--	--	--	--	2.1430
15006	Harrison Township	1.7783	--	--	--	--	--	--	1.7783
15007	West Harrison Town	2.5098	--	--	--	--	--	--	2.5098
15008	Hogan Township	1.6993	--	--	--	--	--	--	1.6993
15009	Jackson Township	1.7615	--	--	--	--	--	--	1.7615
15010	Kelso Township	1.7526	--	--	--	--	--	--	1.7526
15011	St Leon Town	1.7439	--	--	--	--	--	--	1.7439
15012	Lawrenceburg Township	1.1065	--	--	--	--	--	--	1.1065
15013	Lawrenceburg City-A	2.1011	--	--	--	--	--	--	2.1011
15015	Aurora City-Lawrenceburg Twp	1.8962	--	--	--	--	--	--	1.8962
15016	Greendale Town-A	2.2404	--	--	--	--	--	--	2.2404
15018	Loagan Township	1.7833	--	--	--	--	--	--	1.7833
15019	Manchester Township	1.7253	--	--	--	--	--	--	1.7253
15020	Miller Township	1.7654	--	--	--	--	--	--	1.7654
15021	Sparta Township	1.6728	--	--	--	--	--	--	1.6728
15022	Moores Hill Town	2.0056	--	--	--	--	--	--	2.0056
15023	Washington Township	1.6739	--	--	--	--	--	--	1.6739
15024	York Township	1.7825	--	--	--	--	--	--	1.7825
15025	Greendale Town-B	2.2404	--	--	--	--	--	--	2.2404
15026	Lawrenceburg City-B	2.1011	--	--	--	--	--	--	2.1011

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Dearborn County 2012 Circuit Breaker Cap Credits

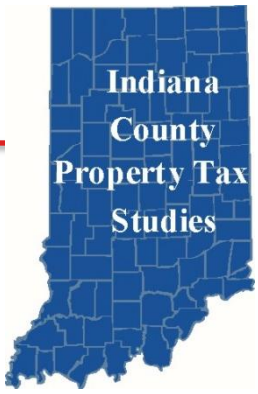
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*223,664*	*357,473*	*0*	*75*	*581,212*	*44,271,856*	*1.3%*
TIF Total	*0*	*2,765*	*0*	*0*	*2,765*	*904,409*	*0.3%*
County Total	*223,664*	*360,238*	*0*	*75*	*583,977*	*45,176,265*	*1.3%*
Dearborn County	38,985	59,129	0	17	98,130	8,969,997	1.1%
Caesar Creek Township	0	0	0	0	0	9,766	0.0%
Center Township	223	857	0	0	1,080	37,141	2.9%
Clay Township	5	158	0	2	165	60,224	0.3%
Harrison Township	104	119	0	0	224	69,211	0.3%
Hogan Township	0	0	0	0	0	33,508	0.0%
Jackson Township	2	0	0	0	2	23,129	0.0%
Kelso Township	5	0	0	0	5	17,187	0.0%
Lawrenceburg Township	303	297	0	0	600	63,409	0.9%
Logan Township	8	0	0	0	8	69,788	0.0%
Manchester Township	19	0	0	0	19	125,718	0.0%
Miller Township	383	0	0	1	383	143,189	0.3%
Sparta Township	0	3	0	0	3	40,829	0.0%
Washington Township	0	0	0	0	0	38,722	0.0%
York Township	7	0	0	0	7	23,509	0.0%
Lawrenceburg Civil City	7,437	24,930	0	0	32,367	5,508,439	0.6%
Aurora Civil City	14,849	57,131	0	0	71,980	1,149,302	6.3%
Dillsboro Civil Town	167	5,259	0	0	5,426	182,031	3.0%
Greendale Civil Town	72,282	50,615	0	0	122,897	2,163,327	5.7%
Moores Hill Civil Town	0	47	0	0	47	40,552	0.1%
St. Leon Civil Town	0	0	0	0	0	1,567	0.0%
West Harrison Civil Town	62	5,410	0	0	5,472	89,740	6.1%
Sunman-Dearborn Community School Corp	17,804	8,945	0	33	26,782	11,802,479	0.2%
South Dearborn Community School Corp	19,697	84,822	0	18	104,538	6,273,530	1.7%
Lawrenceburg Community School Corp	40,910	39,992	0	0	80,902	4,814,197	1.7%
Aurora Public Library	2,567	11,056	0	2	13,626	817,724	1.7%
Lawrenceburg Public Library	5,152	4,620	0	2	9,774	1,084,295	0.9%
Dearborn County Solid Waste Mgmt Dist	2,692	4,083	0	1	6,776	619,346	1.1%
Greendale Redevelopment Commission	0	0	0	0	0	0	
TIF - St. Leon -Harrison TIF	0	0	0	0	0	2,457	0.0%
TIF - West Harrison TIF	0	0	0	0	0	12,580	0.0%
TIF - St Leon-Kelso TIF	0	0	0	0	0	19,649	0.0%
TIF - Greendale A TIF	0	2,765	0	0	2,765	831,416	0.3%
TIF - West Aurora TIF	0	0	0	0	0	36,167	0.0%
TIF - Greendale A Expanded TIF	0	0	0	0	0	2,142	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.

2012 Decatur County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Decatur County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Decatur County the average tax bill for all taxpayers increased 5.3%. This tax bill rise was the result of a 2.2% increase in the tax levy of all local government units, combined with a 3.5% increase in certified net assessed value. Farmland and business assessments increased the most. The net assessed value increase exceeded the levy increase, so tax rates fell in most Decatur County tax districts. Still, tax cap credits as a percentage of the tax levy increased slightly, by 0.4%.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	5.3%	$20,968,259	$1,304,159,834	2.1%
Change		2.2%	3.5%	0.4%
2011	6.6%	$20,512,343	$1,260,460,839	1.7%

Homestead Property Taxes

Homestead property taxes increased 1.0% on average in Decatur County in 2012. Tax rates decreased in most Decatur County tax districts. The county average tax rate fell by 1.2%. The increase in homestead tax bills was due to tax rate increases in a few districts with a large number of homesteads. This also accounts for the increase in the number of homesteads at their tax caps. The percentage of Decatur County homesteads at their tax caps rose from 4.4% in 2011 to 5.6% in 2012.

Comparable Homestead Property Tax Changes in Decatur County

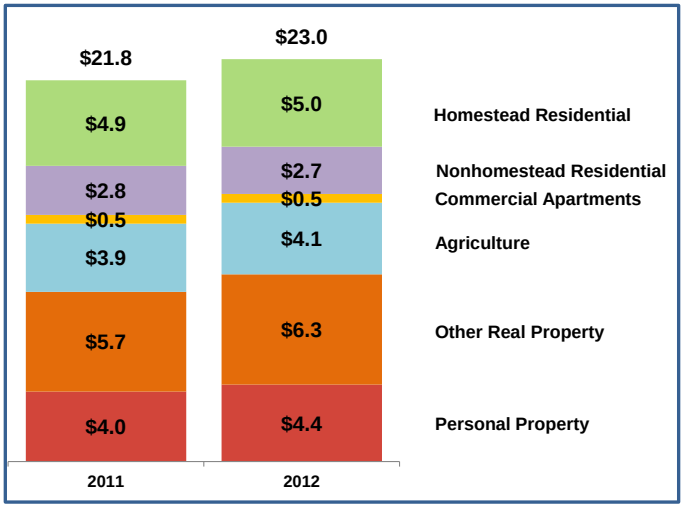
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	3,869	56.0%
No Change	153	2.2%
Lower Tax Bill	2,885	41.8%
Average Change in Tax Bill	**1.0%**	
Detailed Change in Tax Bill		
20% or More	266	3.9%
10% to 19%	458	6.6%
1% to 9%	3,145	45.5%
0%	153	2.2%
-1% to -9%	2,328	33.7%
-10% to -19%	338	4.9%
-20% or More	219	3.2%
Total	**6,907**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest part of Decatur County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers increased 5.3% in Decatur County in 2012. Net taxes were lower for commercial apartments and nonhomestead residential property (mostly small rentals and second homes). Taxes were much higher for business property (other real and personal), and taxes also increased for agriculture and homesteads.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in most Decatur County tax districts. The average tax rate fell by 1.2%, because the levy increased less than net assessed value.

Levies in Decatur County increased by 2.2%. The largest levy increase was in the county unit, due to increases in its hospital bond and general funds. The Decatur County School Corporation experienced large decreases in its capital projects, bus replacement, and debt service funds.

Decatur County's total net assessed value increased 5.7% in 2012. Agricultural net assessments rose 11.5%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Other property categories also saw smaller net assessment increases. The large decrease in business gross assessments was led by a $43.9 M reduction in gross personal property AV. At the same time, personal property abatements fell by $58.4 M resulting in a $14.5 M increase in personal property net AV.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$840,744,550	$854,678,682	1.7%	$338,755,757	$345,022,224	1.8%
Other Residential	192,876,700	196,375,844	1.8%	192,141,779	193,910,520	0.9%
Ag Business/Land	319,372,450	358,115,936	12.1%	319,049,988	355,866,490	11.5%
Business Real/Personal	872,938,610	829,962,764	-4.9%	497,379,791	529,692,441	6.5%
Total	**$2,225,932,310**	**$2,239,133,226**	**0.6%**	**$1,347,327,315**	**$1,424,491,675**	**5.7%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Decatur County were $490,348, or 2.1% of the levy. This was less than the state average percentage of the levy of 9.2%, as well as less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Decatur County's tax rates were lower than the state average and the state median.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the city of Greensburg, Greensburg Public Library, and Greensburg School Corporation, where district tax rates were above $2 per $100 assessed value. The largest dollar losses were in Greensburg, the Greensburg School Corporation, and the county unit.

Tax Cap Credits by Category

Tax cap credits increased in Decatur County in 2012 by $108,334, or 28.4%. The percentage of the levy lost to credits rose by 0.4%. There were no major changes in state policy to affect tax cap credits in 2012. Decatur County credits increased mainly because of a rate increase in the district with the highest tax rate.

Tax Cap Category	2011	2012	Difference	% Change
1%	$70,862	$102,005	$31,144	43.9%
2%	276,600	355,745	79,146	28.6%
3%	0	0	0	0.0%
Elderly	34,553	32,598	-1,955	-5.7%
Total	$382,015	$490,348	$108,334	28.4%
% of Levy	1.7%	2.1%		0.4%

Decatur County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*28,773,386*	*15,719,243*	*20,226,906*	*20,512,343*	*20,968,259*	*-45.4%*	*28.7%*	*1.4%*	*2.2%*
State Unit	31,907	0	0	0	0	-100.0%			
Decatur County	6,511,609	4,340,290	4,979,462	5,204,443	6,197,368	-33.3%	14.7%	4.5%	19.1%
Adams Township	30,034	31,879	32,402	33,121	34,330	6.1%	1.6%	2.2%	3.7%
Clay Township	47,524	51,080	51,255	52,961	54,957	7.5%	0.3%	3.3%	3.8%
Clinton Township	15,505	16,362	16,448	17,001	17,635	5.5%	0.5%	3.4%	3.7%
Fugit Township	50,120	49,718	50,268	51,859	42,410	-0.8%	1.1%	3.2%	-18.2%
Jackson Township	35,024	37,037	37,166	38,323	39,817	5.7%	0.3%	3.1%	3.9%
Marion Township	27,390	25,750	26,004	26,356	26,787	-6.0%	1.0%	1.4%	1.6%
Saltcreek Township	25,958	27,390	27,571	28,308	29,357	5.5%	0.7%	2.7%	3.7%
Sandcreek Township	138,333	142,071	143,741	149,398	154,113	2.7%	1.2%	3.9%	3.2%
Washington Township	140,572	145,523	180,170	182,060	187,653	3.5%	23.8%	1.0%	3.1%
Greensburg Civil City	3,333,838	2,704,491	3,807,943	4,099,113	4,022,246	-18.9%	40.8%	7.6%	-1.9%
Milford Civil Town	0	0	0	0	0				
Millhousen Civil Town	6,698	4,998	6,313	6,320	6,568	-25.4%	26.3%	0.1%	3.9%
New Point Civil Town	17,399	21,316	21,215	25,858	26,626	22.5%	-0.5%	21.9%	3.0%
St. Paul Civil Town	35,396	36,285	38,444	33,145	40,237	2.5%	6.0%	-13.8%	21.4%
Westport Civil Town	162,916	176,727	175,986	184,813	191,085	8.5%	-0.4%	5.0%	3.4%
Decatur County Community School Corp	7,318,294	3,278,710	3,574,561	3,943,053	3,288,596	-55.2%	9.0%	10.3%	-16.6%
Greensburg Community School Corp	9,905,670	3,897,961	6,065,382	5,510,863	5,544,599	-60.6%	55.6%	-9.1%	0.6%
Greensburg Public Library	462,278	247,996	530,173	444,018	549,321	-46.4%	113.8%	-16.3%	23.7%
Decatur County Contractual Library	193,742	208,371	208,830	220,415	228,943	7.6%	0.2%	5.5%	3.9%
Decatur County Solid Waste Mgmt Dist	232,652	222,820	253,572	260,915	285,611	-4.2%	13.8%	2.9%	9.5%
Greensburg Redevelopment Commission	50,527	52,468	0	0	0	3.8%	-100.0%		

Decatur County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
16001	Adams Township	1.0728	--	--	0.8838%	--	--	--	1.0633
16002	St Paul Town-Adams Township	1.4676	--	--	0.3064%	--	--	--	1.4631
16003	Clay Township	1.0923	--	--	5.1149%	--	--	--	1.0364
16005	Clinton Township	1.0709	--	--	2.1312%	--	--	--	1.0481
16006	Fugit Township	1.0583	--	--	0.8277%	--	--	--	1.0495
16007	Jackson Township	1.0907	--	--	4.2605%	--	--	--	1.0442
16008	Marion Township-South	1.0620	--	--	1.2797%	--	--	--	1.0484
16009	Marion Township North	1.4003	--	--	0.4531%	--	--	--	1.3940
16010	Millhousen Town-Marion Twp	1.2279	--	--	0.5039%	--	--	--	1.2217
16011	Saltcreek Township	1.0813	--	--	2.2135%	--	--	--	1.0574
16012	New Point Town	1.3495	--	--	9.7674%	--	--	--	1.2177
16013	Sandcreek Township	1.2250	--	--	2.3438%	--	--	--	1.1963
16014	Westport Town	1.8683	--	--	6.2281%	--	--	--	1.7519
16015	Washington Township	1.4802	--	--	26.7793%	--	--	--	1.0838
16016	Greensburg City	2.3596	--	--	4.9207%	--	--	--	2.2435
16017	Adams/Greensburg	1.9491	--	--	--	--	--	--	1.9491
16018	Clay-Greensburg	1.9600	--	--	--	--	--	--	1.9600

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Decatur County 2012 Circuit Breaker Cap Credits

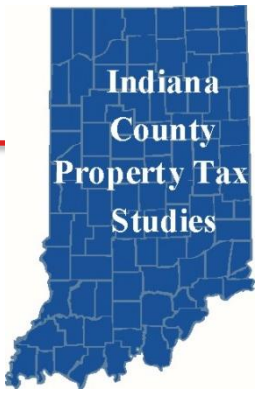
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*102,005*	*327,618*	*0*	*32,598*	*462,221*	*20,968,259*	*2.2%*
TIF Total	*0*	*28,127*	*0*	*0*	*28,127*	*2,947,964*	*1.0%*
County Total	*102,005*	*355,745*	*0*	*32,598*	*490,348*	*23,916,223*	*2.1%*
Decatur County	20,543	65,979	0	7,538	94,060	6,197,368	1.5%
Adams Township	0	0	0	8	8	34,330	0.0%
Clay Township	0	0	0	16	16	54,957	0.0%
Clinton Township	0	0	0	7	7	17,635	0.0%
Fugit Township	0	0	0	11	11	42,410	0.0%
Jackson Township	0	0	0	1	1	39,817	0.0%
Marion Township	0	0	0	11	11	26,787	0.0%
Saltcreek Township	0	0	0	18	18	29,357	0.1%
Sandcreek Township	0	0	0	157	157	154,113	0.1%
Washington Township	48	153	0	226	426	187,653	0.2%
Greensburg Civil City	38,639	124,100	0	9,971	172,709	4,022,246	4.3%
Milford Civil Town	0	0	0	0	0	0	
Millhousen Civil Town	0	0	0	0	0	6,568	0.0%
New Point Civil Town	0	0	0	78	78	26,626	0.3%
St. Paul Civil Town	0	0	0	42	42	40,237	0.1%
Westport Civil Town	0	0	0	102	102	191,085	0.1%
Decatur County Community School Corp	0	0	0	1,252	1,252	3,288,596	0.0%
Greensburg Community School Corp	36,551	117,393	0	11,325	165,269	5,544,599	3.0%
Greensburg Public Library	5,278	16,953	0	1,362	23,593	549,321	4.3%
Decatur County Contractual Library	0	0	0	126	126	228,943	0.1%
Decatur County Solid Waste Mgmt Dist	947	3,041	0	347	4,335	285,611	1.5%
Greensburg Redevelopment Commission	0	0	0	0	0	0	
TIF - Honda EDA Greensburg	0	27	0	0	27	2,104,484	0.0%
TIF - SR 3 Exp Greensburg	0	19,755	0	0	19,755	292,912	6.7%
TIF - SR Development Orginal	0	8,345	0	0	8,345	550,061	1.5%
TIF - Honda EDA Adams/Greensburg	0	0	0	0	0	508	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.

2012 DeKalb County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in DeKalb County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In DeKalb County the average tax bill for all taxpayers increased 6.5%. This tax bill rise was the result of a 4.0% increase in the tax levy of all local government units, a drop in certified net assessed value of 0.6%, and a reduction in DeKalb's local homestead credit rate. Homestead and other residential assessments fell, which may have been a legacy of the recession. An increase in levies and a fall in net assessments caused tax rates to rise in all DeKalb tax districts. This resulted in a 0.7% increase in tax cap credits as a percentage of the levy.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	6.5%	$41,568,066	$2,134,122,094	2.8%
Change		4.0%	-0.6%	0.7%
2011	7.1%	$39,969,400	$2,147,956,561	2.1%

Homestead Property Taxes

Homestead property taxes increased 8.6% on average in DeKalb County in 2012. Tax rates in all DeKalb County tax districts increased. The county average tax rate rose by 4.7%. DeKalb County's local property tax credit rate decreased in 2012, which combined with higher rates to cause the rise in homestead property tax bills. The percentage of DeKalb County homesteads at their tax caps rose from 1.5% in 2011 to 4.9% in 2012.

Comparable Homestead Property Tax Changes in DeKalb County

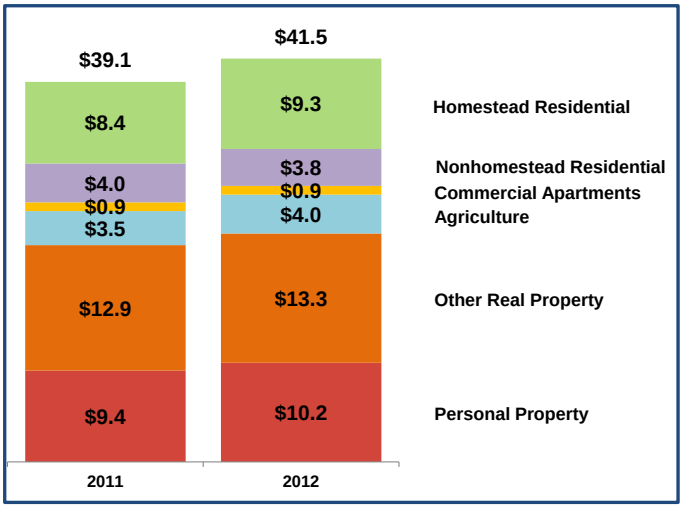
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	9,765	86.3%
No Change	146	1.3%
Lower Tax Bill	1,400	12.4%
Average Change in Tax Bill	**8.6%**	
Detailed Change in Tax Bill		
20% or More	1,080	9.5%
10% to 19%	5,238	46.3%
1% to 9%	3,447	30.5%
0%	146	1.3%
-1% to -9%	720	6.4%
-10% to -19%	194	1.7%
-20% or More	486	4.3%
Total	**11,311**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest part of DeKalb County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers increased 6.5% in DeKalb County in 2012. Net taxes were lower for nonhomestead residential property (mostly small rentals and second homes). Taxes were much higher for agriculture, homesteads, and personal property, and also increased for other real property and commercial apartments.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in all DeKalb County tax districts. The average tax rate rose by 4.7%, because of a levy increase and a drop in net assessed value.

Levies in DeKalb County increased by 4.0%. The DeKalb County Airport Authority's funds had the highest levy increase. The county unit also saw increases in its general fund and 2015 reassessment fund levies. A few units had levy decreases.

DeKalb County's total net assessed value increased 1.1% in 2012. Agricultural net assessments rose 10.4%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 0.1%. The declines in homestead and other residential net assessments may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$1,427,042,960	$1,418,438,518	-0.6%	$589,973,641	$579,959,861	-1.7%
Other Residential	235,556,295	233,691,746	-0.8%	230,392,643	229,017,104	-0.6%
Ag Business/Land	253,253,228	282,342,373	11.5%	252,392,068	278,651,777	10.4%
Business Real/Personal	1,310,134,300	1,302,864,657	-0.6%	1,162,465,468	1,172,468,082	0.9%
Total	**$3,225,986,783**	**$3,237,337,294**	**0.4%**	**$2,235,223,820**	**$2,260,096,824**	**1.1%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in DeKalb County were $1.2 million, or 2.8% of the levy. This was less than the state average percentage of the levy of 9.2%, and slightly less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and DeKalb County's tax rates were less than average but near the state median.

Most of the total tax cap credits were in the 2% nonhomestead/farmland category; almost all of the rest were in the 1% homestead category. The largest percentage losses were in the town of Corunna, where district tax rates were more than $3 per $100 assessed value. The largest dollar losses were in the DeKalb Central United School Corporation, the city of Auburn, and the county unit.

Tax Cap Credits by Category

Tax cap credits increased in DeKalb County in 2012 by $362,936, or 41.4%. The percentage of the levy lost to credits rose by 0.7%. There were no major changes in state policy to affect tax cap credits in 2012. DeKalb County credits increased mainly because all district tax rates increased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$27,175	$123,001	$95,827	352.6%
2%	805,138	1,054,940	249,802	31.0%
3%	2,154	6,423	4,270	198.3%
Elderly	41,829	54,867	13,038	31.2%
Total	$876,295	$1,239,232	$362,936	41.4%
% of Levy	2.1%	2.8%		0.7%

DeKalb County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*52,192,597*	*35,776,593*	*37,384,548*	*39,969,400*	*41,568,066*	*-31.5%*	*4.5%*	*6.9%*	*4.0%*
State Unit	49,998	0	0	0	0	-100.0%			
DeKalb County	9,974,646	7,203,265	7,708,143	7,494,219	7,819,423	-27.8%	7.0%	-2.8%	4.3%
Butler Township	33,735	35,076	35,944	36,511	38,262	4.0%	2.5%	1.6%	4.8%
Concord Township	23,722	24,290	24,615	24,726	25,959	2.4%	1.3%	0.5%	5.0%
Fairfield Township	75,294	71,328	34,538	34,233	60,009	-5.3%	-51.6%	-0.9%	75.3%
Franklin Township	40,091	40,635	42,117	42,390	44,064	1.4%	3.6%	0.6%	3.9%
Grant Township	72,156	73,137	74,197	74,613	77,282	1.4%	1.4%	0.6%	3.6%
Jackson Township	75,655	72,506	74,510	73,052	74,907	-4.2%	2.8%	-2.0%	2.5%
Keyser Township	22,385	23,407	24,199	18,043	25,122	4.6%	3.4%	-25.4%	39.2%
Newville Township	13,730	14,199	14,746	14,677	15,337	3.4%	3.9%	-0.5%	4.5%
Richland Township	21,945	23,593	24,352	24,259	21,767	7.5%	3.2%	-0.4%	-10.3%
Smithfield Township	45,359	47,188	48,351	48,694	50,785	4.0%	2.5%	0.7%	4.3%
Spencer Township	62,861	61,596	64,083	63,549	65,753	-2.0%	4.0%	-0.8%	3.5%
Stafford Township	12,999	12,519	13,781	13,785	14,223	-3.7%	10.1%	0.0%	3.2%
Troy Township	12,072	12,093	12,450	12,203	12,910	0.2%	3.0%	-2.0%	5.8%
Union Township	56,807	58,581	60,732	56,000	0	3.1%	3.7%	-7.8%	-100.0%
Wilmington Township	96,995	80,084	102,638	38,653	29,506	-17.4%	28.2%	-62.3%	-23.7%
Auburn Civil City	4,354,801	4,336,035	4,584,098	5,278,293	5,447,204	-0.4%	5.7%	15.1%	3.2%
Garrett Civil City	1,413,051	1,460,256	1,504,755	1,500,841	1,601,089	3.3%	3.0%	-0.3%	6.7%
Butler Civil City	920,658	1,078,218	951,754	1,270,461	1,247,466	17.1%	-11.7%	33.5%	-1.8%
Altona Civil Town	21,778	22,075	19,097	19,026	22,562	1.4%	-13.5%	-0.4%	18.6%
Ashley Civil Town	374,744	402,516	393,509	389,861	400,293	7.4%	-2.2%	-0.9%	2.7%
Corunna Civil Town	65,938	67,831	70,723	69,785	73,137	2.9%	4.3%	-1.3%	4.8%
St. Joe Civil Town	73,453	73,836	77,607	72,635	77,967	0.5%	5.1%	-6.4%	7.3%
Waterloo Civil Town	650,191	779,625	705,995	714,886	734,535	19.9%	-9.4%	1.3%	2.7%
Hamilton Civil Town	26,171	23,593	22,833	21,433	23,081	-9.9%	-3.2%	-6.1%	7.7%
DeKalb County Eastern Comm School Corp	7,856,931	4,567,651	5,212,692	6,217,190	6,414,908	-41.9%	14.1%	19.3%	3.2%
Garrett-Keyser-Butler Comm School Corp	5,963,909	3,460,550	3,495,702	3,602,491	3,602,883	-42.0%	1.0%	3.1%	0.0%
DeKalb County Central United School Corp	17,511,279	9,688,216	10,019,057	10,756,631	10,753,694	-44.7%	3.4%	7.4%	0.0%
Hamilton Community School Corp	598,871	233,968	200,959	237,673	280,295	-60.9%	-14.1%	18.3%	17.9%
Auburn-Eckhart Public Library	677,629	695,896	737,281	701,786	737,462	2.7%	5.9%	-4.8%	5.1%
Butler Carnegie Public Library	153,621	192,054	164,421	168,857	177,011	25.0%	-14.4%	2.7%	4.8%
Garrett Public Library	412,215	424,251	444,229	440,249	462,258	2.9%	4.7%	-0.9%	5.0%
Waterloo Public Library	178,950	201,407	192,195	190,680	200,032	12.5%	-4.6%	-0.8%	4.9%
Northeast Indiana Solid Waste Mgmt Dist	206,243	215,118	228,245	247,015	253,961	4.3%	6.1%	8.2%	2.8%
DeKalb County Airport Authority	0	0	0	0	682,919				
DeKalb County Redevelopment Commission	0	0	0	0	0				
Garrett City Redevelopment Commission	40,344	0	0	0	0	-100.0%			
Auburn Redevelopment Commission	1,370	0	0	0	0	-100.0%			

DeKalb County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
17001	Butler Township	1.6764	--	--	16.2737%	--	--	--	1.4036
17002	Concord Township	1.3511	--	--	16.2737%	--	--	--	1.1312
17003	St Joe Town	2.2567	--	--	16.2737%	--	--	--	1.8895
17004	Fairfield Township	1.5770	--	--	16.2737%	--	--	--	1.3204
17005	Franklin Township	0.9249	--	--	16.2737%	--	--	--	0.7744
17006	Hamilton Town	1.2957	--	--	16.2737%	--	--	--	1.0848
17007	Grant Township	1.7761	--	--	16.2737%	--	--	--	1.4871
17008	Waterloo Town-Grant Township	2.9919	--	--	16.2737%	--	--	--	2.5050
17009	Jackson Township	1.5315	--	--	16.2737%	--	--	--	1.2823
17010	Auburn City-Jackson Township	2.6074	--	--	16.2737%	--	--	--	2.1831
17011	Keyser Township	1.6537	--	--	16.2737%	--	--	--	1.3846
17012	Auburn City-Keyser Township	2.5924	--	--	16.2737%	--	--	--	2.1705
17013	Garrett City	2.5787	--	--	16.2737%	--	--	--	2.1591
17014	Altona Town	2.3997	--	--	16.2737%	--	--	--	2.0092
17015	Newville Township	1.3546	--	--	16.2737%	--	--	--	1.1342
17016	Richland Township	1.5226	--	--	16.2737%	--	--	--	1.2748
17017	Corunna Town	3.3702	--	--	16.2737%	--	--	--	2.8217
17018	Smithfield Township	1.5432	--	--	16.2737%	--	--	--	1.2921
17019	Ashley Town	2.7139	--	--	16.2737%	--	--	--	2.2722
17020	Waterloo Town-Smithfield Twp	2.9880	--	--	16.2737%	--	--	--	2.5017
17021	Spencer Township	1.3609	--	--	16.2737%	--	--	--	1.1394
17022	Stafford Township	1.3575	--	--	16.2737%	--	--	--	1.1366
17023	Troy Township	1.3631	--	--	16.2737%	--	--	--	1.1413
17024	Union Township	1.9714	--	--	16.2737%	--	--	--	1.6506
17025	Auburn City-Union Township	2.5911	--	--	16.2737%	--	--	--	2.1694
17026	Wilmington Township	1.3587	--	--	16.2737%	--	--	--	1.1376
17027	Butler City	2.6598	--	--	16.2737%	--	--	--	2.2270
17028	Auburn City - Grant Township	2.6269	--	--	16.2737%	--	--	--	2.1994

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

DeKalb County 2012 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	*122,600*	*1,027,438*	*6,423*	*54,452*	*1,210,914*	*41,568,066*	*2.9%*
TIF Total	*401*	*27,502*	*0*	*415*	*28,318*	*2,248,800*	*1.3%*
County Total	*123,001*	*1,054,940*	*6,423*	*54,867*	*1,239,232*	*43,816,866*	*2.8%*
DeKalb County	17,257	141,888	698	9,072	168,916	7,819,423	2.2%
Butler Township	0	0	0	58	58	38,262	0.2%
Concord Township	0	79	0	19	98	25,959	0.4%
Fairfield Township	0	0	0	79	79	60,009	0.1%
Franklin Township	0	0	0	34	34	44,064	0.1%
Grant Township	50	1,472	0	35	1,557	77,282	2.0%
Jackson Township	4	75	0	77	156	74,907	0.2%
Keyser Township	23	516	0	35	573	25,122	2.3%
Newville Township	0	0	0	4	4	15,337	0.0%
Richland Township	1	181	54	21	257	21,767	1.2%
Smithfield Township	1	366	0	23	390	50,785	0.8%
Spencer Township	0	0	0	77	77	65,753	0.1%
Stafford Township	0	0	0	23	23	14,223	0.2%
Troy Township	0	0	0	15	15	12,910	0.1%
Union Township	0	0	0	0	0	0	
Wilmington Township	2	271	0	3	276	29,506	0.9%
Auburn Civil City	40,941	190,990	0	11,389	243,320	5,447,204	4.5%
Garrett Civil City	3,457	76,305	0	2,540	82,302	1,601,089	5.1%
Butler Civil City	364	55,827	0	462	56,653	1,247,466	4.5%
Altona Civil Town	0	1,681	0	165	1,846	22,562	8.2%
Ashley Civil Town	34	13,705	0	144	13,883	400,293	3.5%
Corunna Civil Town	50	11,861	3,545	334	15,790	73,137	21.6%
St. Joe Civil Town	0	2,258	0	96	2,355	77,967	3.0%
Waterloo Civil Town	1,799	53,105	0	402	55,305	734,535	7.5%
Hamilton Civil Town	0	0	0	21	21	23,081	0.1%
DeKalb County Eastern Comm School Corp	278	44,720	0	2,332	47,331	6,414,908	0.7%
Garrett-Keyser-Butler Comm School Corp	3,908	88,748	0	5,135	97,790	3,602,883	2.7%
DeKalb County Central United School Corp	46,197	271,291	2,042	17,996	337,526	10,753,694	3.1%
Hamilton Community School Corp	0	0	0	220	220	280,295	0.1%
Auburn-Eckhart Public Library	5,288	24,668	0	1,640	31,596	737,462	4.3%
Butler Carnegie Public Library	67	10,199	0	82	10,348	177,011	5.8%
Garrett Public Library	558	12,653	0	733	13,945	462,258	3.0%
Waterloo Public Library	257	7,577	0	97	7,931	200,032	4.0%
Northeast Indiana Solid Waste Mgmt Dist	560	4,608	23	295	5,486	253,961	2.2%
DeKalb County Airport Authority	1,507	12,392	61	792	14,753	682,919	2.2%
DeKalb County Redevelopment Commission	0	0	0	0	0	0	
Garrett City Redevelopment Commission	0	0	0	0	0	0	
Auburn Redevelopment Commission	0	0	0	0	0	0	
TIF - US 6 - I69 ERA Waterloo 008	0	220	0	0	220	62,746	0.3%
TIF - Waterloo Amended 008	0	398	0	0	398	61,858	0.6%
TIF - American Heritage Village 011	0	0	0	235	235	44,662	0.5%
TIF - Aub-Kysr NW Amended 012	0	227	0	0	227	44,110	0.5%
TIF - Northwest ERA Aub-Kysr 012	0	137	0	0	137	743,958	0.0%
TIF - Garrett ERA 013	0	811	0	0	811	220,257	0.4%
TIF - Garrett ERA Amended 013	0	1,122	0	0	1,122	392,556	0.3%
TIF - Ashley-Smithfield ERA 5 018	0	0	0	0	0	0	
TIF - Ashley ERA No. 1 019	0	20	0	7	27	249,187	0.0%
TIF - Ashley ERA No. 2 019	0	0	0	0	0	82,660	0.0%
TIF - Ashley ERA No. 3 019	0	358	0	0	358	1,360	26.3%
TIF - Ashley ERA No. 4 019	0	541	0	0	541	2,057	26.3%
TIF - Ashley ERA No. 5 019	0	1,367	0	0	1,367	6,323	21.6%
TIF - Aub-Keyser NW Amended 025	0	0	0	0	0	0	
TIF - Auburn NW Amended 025	0	19,671	0	0	19,671	90,608	21.7%
TIF - Northwest ERA - Auburn 025	401	2,630	0	173	3,204	112,547	2.8%
TIF - SDI 026	0	0	0	0	0	0	
TIF - New Millennium 026	0	0	0	0	0	133,911	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.
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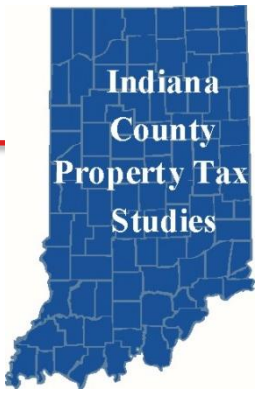


Legislative Services Agency August 2012

This report describes property tax changes in Delaware County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Delaware County the average tax bill for all taxpayers decreased by 1.6%. This tax bill fall was mainly the result of the 1.3% decrease in the tax levy of all local government units. Delaware County certified net assessed value increased slightly, by 0.3%, mainly due to a big increase in farmland assessments. Homestead and other residential assessments fell, which may have been a legacy of the recession. Falling levies and rising assessed values caused tax rates to fall in most Delaware County tax districts. Still, tax cap credits as a percent of the levy increased slightly, by 0.7% in Delaware County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-1.6%	$105,630,559	$3,222,659,765	25.8%
Change		-1.3%	0.3%	0.7%
2011	-2.4%	$106,989,155	$3,214,495,132	25.1%

Homestead Property Taxes

Homestead property taxes decreased 4.9% on average in Delaware County in 2012. The county average tax rate fell by 1.5%. Tax rates in most Delaware County tax districts decreased, including sizable decreases in many districts that included large numbers of homeowners. The percentage of Delaware County homesteads at their tax caps fell slightly from 18.9% in 2011 to 18.0% in 2012. Delaware County's local homestead credit rate was nearly unchanged in 2012.

Comparable Homestead Property Tax Changes in Delaware County

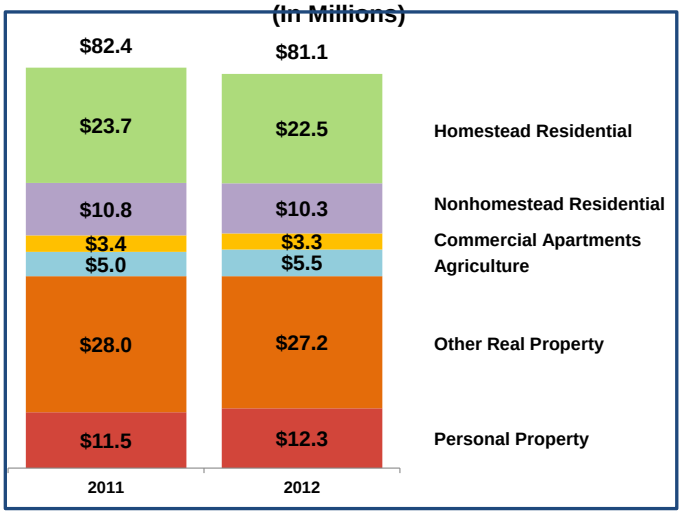
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	10,314	34.1%
No Change	3,441	11.4%
Lower Tax Bill	16,487	54.5%
Average Change in Tax Bill	**-4.9%**	
Detailed Change in Tax Bill		
20% or More	1,334	4.4%
10% to 19%	1,107	3.7%
1% to 9%	7,873	26.0%
0%	3,441	11.4%
-1% to -9%	6,966	23.0%
-10% to -19%	4,428	14.6%
-20% or More	5,093	16.8%
Total	**30,242**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Delaware County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers decreased 1.6% in Delaware County in 2012. Net taxes were higher for agriculture and business personal property. Net taxes were lower for homesteads, nonhomestead residential property, commercial apartments, and business real property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in more than two-thirds of Delaware County tax districts. The average tax rate fell by 1.5%, because levies decreased and net assessed value increased slightly.

Levies in Delaware County decreased by 1.3%. The city of Muncie had large decreases in its general fund and police pension fund. Almost half of Muncie's fund levy decreases were offset by an increase in the fire pension levy. The largest levy increase was in the Muncie School Corporation, due to a significant increase in its debt service fund.

Delaware County's total net assessed value increased 0.6% in 2012. Agricultural net assessments rose 14.5%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 0.6%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$3,022,998,054	$2,967,379,305	-1.8%	$1,110,173,764	$1,096,281,597	-1.3%
Other Residential	670,914,195	661,151,588	-1.5%	643,438,941	632,875,988	-1.6%
Ag Business/Land	276,593,882	317,460,350	14.8%	274,487,632	314,298,767	14.5%
Business Real/Personal	2,279,730,609	2,338,964,561	2.6%	1,420,738,873	1,424,968,069	0.3%
Total	**$6,250,236,740**	**$6,284,955,804**	**0.6%**	**$3,448,839,210**	**$3,468,424,421**	**0.6%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap Credits (Circuit Breaker)

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Delaware County were $29.3 million, or 25.8% of the levy. This was the highest percentage of the levy that was lost to cap credits in Indiana in 2012, much more than the state average of 9.2% or the state median of 3.2%. Tax rates are the main determinant of tax cap credits, and Delaware County's tax rates were much higher than the state average.

Almost 90% of the total tax cap credits were in the 3% business real and personal property category and the 2% nonhomestead/farmland category. The largest percentage losses were in the city of Muncie, the Muncie School Corporation, Muncie Public Library, and Muncie Transportation, where district tax rates exceeded $4 per $100 assessed value. The largest dollar losses were in the city of Muncie, the Muncie School Corporation, and the county unit.

Tax Cap Credits by Category

Tax cap credits increased slightly in Delaware County in 2012 by $430,881, or 1.5%. The percentage of the levy lost to credits rose by 0.7%. There were no major changes in state policy to affect tax cap credits in 2012. Delaware County credits increased mainly because of rate increases in a few taxing districts with rates already above $3 per $100 assessed value.

Tax Cap Category	2011	2012	Difference	% Change
1%	$3,109,569	$3,153,464	$43,895	1.4%
2%	12,737,017	12,739,972	2,955	0.0%
3%	13,003,552	13,335,102	331,551	2.5%
Elderly	4,014	56,495	52,481	1307.3%
Total	$28,854,152	$29,285,033	$430,881	1.5%
% of Levy	25.1%	25.8%		0.7%

Delaware County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*150,025,223*	*104,644,926*	*107,160,946*	*106,989,155*	*105,630,559*	*-30.2%*	*2.4%*	*-0.2%*	*-1.3%*
State Unit	94,741	0	0	0	0	-100.0%			
Delaware County	35,267,384	20,797,635	21,323,677	21,244,598	21,740,063	-41.0%	2.5%	-0.4%	2.3%
Center Township	2,375,924	2,463,080	2,480,750	2,569,837	2,624,348	3.7%	0.7%	3.6%	2.1%
Delaware Township	51,723	51,745	52,550	53,103	53,817	0.0%	1.6%	1.1%	1.3%
Hamilton Township	194,036	182,548	186,275	153,999	147,444	-5.9%	2.0%	-17.3%	-4.3%
Harrison Township	78,397	76,001	77,054	79,111	79,583	-3.1%	1.4%	2.7%	0.6%
Liberty Township	112,860	70,344	71,510	114,669	105,333	-37.7%	1.7%	60.4%	-8.1%
Monroe Township	144,260	156,370	135,081	158,399	185,637	8.4%	-13.6%	17.3%	17.2%
Mt. Pleasant Township	301,185	241,077	282,813	272,971	271,096	-20.0%	17.3%	-3.5%	-0.7%
Niles Township	37,437	39,265	40,753	41,775	22,558	4.9%	3.8%	2.5%	-46.0%
Perry Township	31,019	30,018	30,868	30,921	31,087	-3.2%	2.8%	0.2%	0.5%
Salem Township	105,106	107,240	110,219	101,730	63,354	2.0%	2.8%	-7.7%	-37.7%
Union Township	47,409	48,782	50,381	51,165	52,401	2.9%	3.3%	1.6%	2.4%
Washington Township	33,495	34,778	36,071	36,985	38,152	3.8%	3.7%	2.5%	3.2%
Muncie Civil City	24,651,423	24,646,888	25,965,956	28,059,288	24,489,363	0.0%	5.4%	8.1%	-12.7%
Albany Civil Town	287,563	301,518	313,132	315,124	325,574	4.9%	3.9%	0.6%	3.3%
Eaton Civil Town	299,254	315,470	326,633	458,992	473,257	5.4%	3.5%	40.5%	3.1%
Gaston Civil Town	176,769	188,352	195,554	200,799	206,730	6.6%	3.8%	2.7%	3.0%
Selma Civil Town	95,907	98,919	102,391	102,204	107,914	3.1%	3.5%	-0.2%	5.6%
Yorktown Civil Town	2,080,259	2,132,485	2,206,422	2,047,352	2,307,569	2.5%	3.5%	-7.2%	12.7%
Chesterfield Civil Town	57,023	72,946	83,964	82,920	92,570	27.9%	15.1%	-1.2%	11.6%
Daleville Civil Town	262,113	273,913	288,669	277,510	308,568	4.5%	5.4%	-3.9%	11.2%
Delaware Community School Corp	9,625,246	4,609,504	5,757,179	5,666,666	5,048,771	-52.1%	24.9%	-1.6%	-10.9%
Wes-Del Community School Corp	3,699,047	1,794,975	1,853,583	1,821,975	1,738,952	-51.5%	3.3%	-1.7%	-4.6%
Liberty-Perry Community School Corp	3,876,916	2,373,159	2,021,049	1,980,505	1,697,677	-38.8%	-14.8%	-2.0%	-14.3%
Cowan Community School Corp	2,502,855	1,563,152	1,650,037	1,523,375	1,436,416	-37.5%	5.6%	-7.7%	-5.7%
Yorktown Community Schools	10,201,955	6,256,019	5,667,654	5,500,839	4,977,612	-38.7%	-9.4%	-2.9%	-9.5%
Daleville Community Schools	3,474,274	2,123,435	2,016,264	1,976,697	1,814,782	-38.9%	-5.0%	-2.0%	-8.2%
Muncie Community School Corp	33,480,121	17,201,568	17,366,960	16,271,883	19,353,005	-48.6%	1.0%	-6.3%	18.9%
Muncie Public Library	4,051,223	3,989,813	3,944,610	4,210,456	3,847,505	-1.5%	-1.1%	6.7%	-8.6%
Yorktown - Mt Pleasant Library	396,816	412,441	428,121	439,515	453,340	3.9%	3.8%	2.7%	3.1%
Muncie Sanitary	7,497,736	7,731,045	7,699,114	6,452,485	6,751,680	3.1%	-0.4%	-16.2%	4.6%
Muncie Public Transportation	2,979,782	3,457,378	3,578,691	3,929,471	4,052,857	16.0%	3.5%	9.8%	3.1%
Delaware Airport	556,605	560,435	565,588	568,966	473,731	0.7%	0.9%	0.6%	-16.7%
East Central Indiana Solid Waste Mgmt Dist	232,905	242,628	251,373	192,870	257,813	4.2%	3.6%	-23.3%	33.7%
Delaware County Redevelopment	438,299	0	0	0	0	-100.0%			
Town of Yorktown Redevelopment	13,433	0	0	0	0	-100.0%			
Muncie Redevelopment Commission	212,723	0	0	0	0	-100.0%			

Delaware County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
18001	Center Township	2.6721	--	--	13.7659%	--	--	--	2.3043
18002	Center Township - Muncie San	3.0375	--	--	13.7659%	--	--	--	2.6194
18003	Muncie City - Center Township	4.4018	--	--	13.7659%	--	--	--	3.7959
18004	Delaware Township	1.8574	--	--	13.7659%	--	--	--	1.6017
18005	Albany Town - Delaware Township	2.5897	--	--	13.7659%	--	--	--	2.2332
18006	Hamilton Township	1.8667	--	--	13.7659%	--	--	--	1.6097
18007	Hamilton Twp - Muncie Sanitary	2.2321	--	--	13.7659%	--	--	--	1.9248
18008	Harrison Township	1.4518	--	--	13.7659%	--	--	--	1.2519
18009	Harrison Twp - Muncie Sanitary	1.8172	--	--	13.7659%	--	--	--	1.5670
18010	Liberty Township	1.6294	--	--	13.7659%	--	--	--	1.4051
18011	Selma Town	2.3049	--	--	13.7659%	--	--	--	1.9876
18012	Monroe Township	2.1565	--	--	13.7659%	--	--	--	1.8596
18013	Monroe Township - Muncie San	2.5219	--	--	13.7659%	--	--	--	2.1747
18014	Mt Pleasant Township	2.0625	--	--	13.7659%	--	--	--	1.7786
18015	Mt Pleasant Twp - Muncie San	2.4279	--	--	13.7659%	--	--	--	2.0937
18016	Muncie City - Mt Pleasant Twp	4.2163	--	--	13.7659%	--	--	--	3.6359
18017	Yorktown Town	2.7641	--	--	13.7659%	--	--	--	2.3836
18018	Niles Township	1.8339	--	--	13.7659%	--	--	--	1.5814
18019	Albany Town - Niles Twp	2.5914	--	--	13.7659%	--	--	--	2.2347
18020	Perry Township	1.5813	--	--	13.7659%	--	--	--	1.3636
18021	Salem Township	2.0173	--	--	13.7659%	--	--	--	1.7396
18022	Union Township	1.8767	--	--	13.7659%	--	--	--	1.6184
18023	Eaton Town	3.3388	--	--	13.7659%	--	--	--	2.8792
18024	Washington Township	1.4629	--	--	13.7659%	--	--	--	1.2615
18025	Gaston Town	3.4921	--	--	13.7659%	--	--	--	3.0114
18026	Daleville Town	2.6971	--	--	13.7659%	--	--	--	2.3258
18027	Chesterfield Town	3.1791	--	--	13.7659%	--	--	--	2.7415
18028	Hamilton Sanitary Muncie	4.1720	--	--	13.7659%	--	--	--	3.5977
18029	Liberty Muncie	3.9303	--	--	13.7659%	--	--	--	3.3893
18030	Muncie Annex	4.4018	--	--	13.7659%	--	--	--	3.7959
18031	Mt Pleasant-Muncie-Cnty TIF	4.2163	--	--	13.7659%	--	--	--	3.6359
18032	Yorktown Annex	2.7895	--	--	13.7659%	--	--	--	2.4055
18033	Muncie Phase-In 1	4.4018	--	--	13.7659%	--	--	--	3.7959
18034	Muncie Phase-In 2	4.4018	--	--	13.7659%	--	--	--	3.7959
18035	Yorktown San	3.1549	--	--	13.7659%	--	--	--	2.7206
18036	Muncie Phase-In 3	3.7388	--	--	13.7659%	--	--	--	3.2241
18037	Muncie Phase-In 4	4.0215	--	--	13.7659%	--	--	--	3.4679
18038	Muncie Phase-In 5	4.4018	--	--	13.7659%	--	--	--	3.7959
18039	Muncie Phase-In 6	4.4018	--	--	13.7659%	--	--	--	3.7959
18040	Muncie Phase-In 7	3.7930	--	--	13.7659%	--	--	--	3.2709
18041	Harrison Sanitary Muncie	3.7930	--	--	13.7659%	--	--	--	3.2709
18042	Hamilton Eaton	3.3149	--	--	13.7659%	--	--	--	2.8586

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Delaware County 2012 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	*3,144,898*	*11,734,546*	*12,074,490*	*56,177*	*27,010,111*	*105,630,559*	*25.6%*
TIF Total	*8,566*	*1,005,426*	*1,260,613*	*318*	*2,274,922*	*7,882,245*	*28.9%*
County Total	*3,153,464*	*12,739,972*	*13,335,102*	*56,495*	*29,285,033*	*113,512,804*	*25.8%*
Delaware County	550,129	1,882,998	1,859,312	12,666	4,305,105	21,740,063	19.8%
Center Township	74,390	337,417	362,791	1,151	775,750	2,624,348	29.6%
Delaware Township	5	538	0	21	564	53,817	1.0%
Hamilton Township	317	825	351	145	1,638	147,444	1.1%
Harrison Township	303	97	91	62	553	79,583	0.7%
Liberty Township	23	133	88	139	384	105,333	0.4%
Monroe Township	467	4,084	0	145	4,696	185,637	2.5%
Mt. Pleasant Township	13,530	12,844	1,331	219	27,924	271,096	10.3%
Niles Township	97	62	0	3	163	22,558	0.7%
Perry Township	0	0	0	12	12	31,087	0.0%
Salem Township	116	556	75	11	758	63,354	1.2%
Union Township	90	1,121	498	60	1,769	52,401	3.4%
Washington Township	21	389	127	15	552	38,152	1.4%
Muncie Civil City	815,641	3,766,927	4,143,849	10,890	8,737,307	24,489,363	35.7%
Albany Civil Town	2,637	19,363	0	258	22,257	325,574	6.8%
Eaton Civil Town	4,283	57,930	23,269	324	85,805	473,257	18.1%
Gaston Civil Town	1,768	32,854	10,764	24	45,409	206,730	22.0%
Selma Civil Town	373	4,232	0	422	5,027	107,914	4.7%
Yorktown Civil Town	193,180	98,531	1,669	1,783	295,163	2,307,569	12.8%
Chesterfield Civil Town	0	0	5,234	0	5,234	92,570	5.7%
Daleville Civil Town	2,822	15,680	0	144	18,647	308,568	6.0%
Delaware Community School Corp	12,332	83,259	59,332	3,742	158,665	5,048,771	3.1%
Wes-Del Community School Corp	11,970	14,927	7,131	1,291	35,319	1,738,952	2.0%
Liberty-Perry Community School Corp	532	5,129	3,375	1,892	10,929	1,697,677	0.6%
Cowan Community School Corp	3,610	31,604	0	1,122	36,336	1,436,416	2.5%
Yorktown Community Schools	318,983	322,590	43,383	4,364	689,321	4,977,612	13.8%
Daleville Community Schools	5,968	31,321	5,488	413	43,190	1,814,782	2.4%
Muncie Community School Corp	592,229	2,817,375	3,170,091	7,420	6,587,114	19,353,005	34.0%
Muncie Public Library	118,838	560,345	629,254	1,524	1,309,961	3,847,505	34.0%
Yorktown - Mt Pleasant Library	30,411	23,799	649	422	55,282	453,340	12.2%
Muncie Sanitary	236,338	920,848	997,987	3,261	2,158,434	6,751,680	32.0%
Muncie Public Transportation	134,984	623,406	685,785	1,802	1,445,977	4,052,857	35.7%
Delaware Airport	11,988	41,032	40,516	276	93,811	473,731	19.8%
Chesterfield Park	0	0	0	0	0	0	
East Central Indiana Solid Waste	6,524	22,330	22,049	150	51,054	257,813	19.8%
Delaware County Redevelopment	0	0	0	0	0	0	
Town of Yorktown Redevelopment	0	0	0	0	0	0	
Muncie Redevelopment Commission	0	0	0	0	0	0	
TIF - Center - Ind. Centre Magna 001	0	676	0	0	676	10,705	6.3%
TIF - Center Sanitary - Ind. Centre Magna 002	0	223	51	0	274	4,769	5.7%
TIF - Center Sanitary - Magna 002	0	0	0	0	0	228,729	0.0%
TIF - Center Sanitary - Mid West Metal 002	0	0	108	0	108	8,784	1.2%
TIF - Center Sanitary - Plr 002	0	4	9	0	13	703	1.8%
TIF - Muncie - Central City 003	2,144	17,008	96,028	185	115,365	365,321	31.6%
TIF - Muncie - Muncie Mall 003	6,422	40,096	660,693	67	707,278	2,186,613	32.3%
TIF - Muncie - Ontario Park Place 003	0	2,652	84,882	0	87,534	271,482	32.2%
TIF - Muncie - Indiana Stamping 003	0	0	118	0	118	369	31.8%
TIF - Harrison - Nebo Rd. 008	0	0	0	0	0	4,250	0.0%
TIF - Harrison Sanitary - Nebo Rd. 009	0	0	0	0	0	69,306	0.0%
TIF - Harrison Sanitary - Morrison Rd. 009	0	0	0	0	0	28,212	0.0%
TIF - Monroe - Ind. Centre Magna 012	0	235	0	0	235	4,930	4.8%
TIF - Monroe Sanitary - Ind. Centre Magna 013	0	48	0	0	48	516	9.2%
TIF - Mt. Pleasant - 600/332 014	0	0	0	0	0	17,187	0.0%
TIF - Mt. Pleasant - I-69 Park One 014	0	117	0	0	117	4,127	2.8%
TIF - Mt. Pleasant - Nebo Rd. 014	0	0	0	0	0	19,163	0.0%
TIF - Mt. Pleasant - New Brevini 014	0	0	0	0	0	10,525	0.0%
TIF - Mt. Pleasant - New Twoson 014	0	2	0	0	2	69	3.0%

Delaware County 2012 Circuit Breaker Cap Credits, Continued

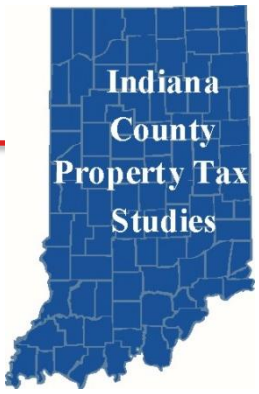
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*3,144,898*	*11,734,546*	*12,074,490*	*56,177*	*27,010,111*	*105,630,559*	*25.6%*
TIF Total	*8,566*	*1,005,426*	*1,260,613*	*318*	*2,274,922*	*7,882,245*	*28.9%*
County Total	*3,153,464*	*12,739,972*	*13,335,102*	*56,495*	*29,285,033*	*113,512,804*	*25.8%*
TIF - Mt. Pleasant - Park Brevini 014	0	0	0	0	0	53,889	0.0%
TIF - Mt. Pleasant - Park One 014	0	126	0	0	126	30,509	0.4%
TIF - Mt. Pleasant - Save-A-Lot 014	0	0	0	0	0	287,112	0.0%
TIF - Mt. Pleasant - Park Twoson 014	0	1	0	0	1	102,676	0.0%
TIF - Mt. Pleasant Sanitary - Nebo Rd. 015	0	0	0	0	0	42,355	0.0%
TIF - Mt. Pleasant Muncie - Nebo Rd. 016	0	638	0	0	638	1,213	52.6%
TIF - Yorktown - Yorktown 017	0	13,168	0	0	13,168	209,479	6.3%
TIF - Niles - Bell Perch 018	0	0	0	0	0	14,413	0.0%
TIF - Eaton - Ag Park 023	0	3,175	124	0	3,299	9,136	36.1%
TIF - Daleville - Daleville 026	0	7,254	0	66	7,319	729,606	1.0%
TIF - Muncie Annex TIF - Morrison Rd. 030	0	894,496	338,323	0	1,232,819	2,716,598	45.4%
TIF - Mt. Pleasant Muncie TIF - Morrison Rd. 031	0	0	17,662	0	17,662	61,225	28.8%
TIF - Yorktown Annex - 600/332 032	0	1,003	0	0	1,003	13,773	7.3%
TIF - Yorktown Annex - Chase Trail 032	0	4,584	0	0	4,584	25,920	17.7%
TIF - Yorktown Sanitary - Nebo Rd. 035	0	1,342	0	0	1,342	3,666	36.6%
TIF - Muncie Phase In 7 - Morrison Rd. 040	0	11,695	62,442	0	74,137	327,398	22.6%
TIF - Harrison Sanitary Muncie - Morrison Rd. 031	0	2,944	84	0	3,028	6,630	45.7%
TIF - Hamilton Eaton - Ag Park 042	0	3,939	91	0	4,030	10,886	37.0%

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.

2012 Dubois County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Dubois County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Dubois County the average tax bill for all taxpayers decreased by 5.7%. This tax bill fall was mainly the result of the 6.1% decrease in the tax levy of all local government units. Dubois County certified net assessed value increased by 1.6%, mostly due to rising farmland assessments. Business gross assessments grew only slightly, which may have been a legacy of the recession. Falling levies and rising assessed values caused tax rates to fall in all Dubois County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell by 0.9% in Dubois County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-5.7%	$39,045,259	$2,064,105,878	2.2%
Change		-6.1%	1.6%	-0.9%
2011	7.3%	$41,562,984	$2,031,060,572	3.1%

Homestead Property Taxes

Homestead property taxes decreased 5.7% on average in Dubois County in 2012. Tax rates in all Dubois County tax districts decreased. The county average tax rate fell by 7.5%. The percentage of Dubois County homesteads at their tax caps fell from 14.2% in 2011 to 11.7% in 2012. This slightly reduced the effect of the tax rate reduction on homestead tax bills. Dubois County had no local homestead credits in 2012.

Comparable Homestead Property Tax Changes in Dubois County

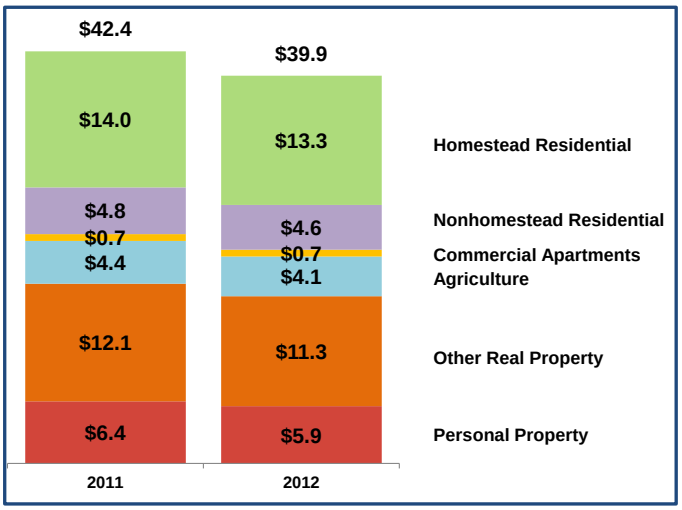
	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,629	13.3%
No Change	534	4.4%
Lower Tax Bill	10,091	82.3%
Average Change in Tax Bill	-5.7%	
Detailed Change in Tax Bill		
20% or More	241	2.0%
10% to 19%	188	1.5%
1% to 9%	1,200	9.8%
0%	534	4.4%
-1% to -9%	6,285	51.3%
-10% to -19%	3,427	28.0%
-20% or More	379	3.1%
Total	**12,254**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest part of Dubois County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers decreased 5.7% in Dubois County in 2012. Net taxes were lower for all property categories.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all Dubois County tax districts. The average tax rate fell by 7.5%, because of a large levy decrease and a smaller increase in net assessed value.

Levies in Dubois County decreased by 6.1%. Southwest Dubois County School Corporation had large decreases in its debt service fund and referendum debt fund. All three of the other school corporations in Dubois County also had substantial decreases in levies. The largest levy increases were in the county unit, due to an increase in the health fund, and the city of Jasper, due to an increase in the park and recreation fund.

Dubois County's total net assessed value increased 1.2% in 2012. Agricultural net assessments rose 8.0%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments were nearly unchanged, rising 0.3%. The decline in business net assessments may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$1,696,927,155	$1,717,565,802	1.2%	$751,644,001	$763,847,553	1.6%
Other Residential	267,282,300	266,578,000	-0.3%	266,343,229	265,600,337	-0.3%
Ag Business/Land	262,547,600	285,049,400	8.6%	262,238,794	283,157,403	8.0%
Business Real/Personal	982,464,245	985,470,622	0.3%	837,893,248	831,452,555	-0.8%
Total	**$3,209,221,300**	**$3,254,663,824**	**1.4%**	**$2,118,119,272**	**$2,144,057,848**	**1.2%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Dubois County were $883,675, or 2.2% of the levy. This was less than the state average percentage of the levy of 9.2%, as well as less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Dubois County's tax rates were lower than the state average and the state median.

More than half of the total tax cap credits were in the 1% homestead category; almost all of the rest were in the 2% nonhomestead/farmland category. The largest percentage losses were in the cities of Huntingburg and Jasper and the town of Holland, where district tax rates were above $2 per $100 assessed value. The largest dollar losses were in the Greater Jasper School Corporation, the city of Jasper, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased in Dubois County in 2012 by $451,941, or 33.8%. The percentage of the levy lost to credits fell by 0.9%. There were no major changes in state policy to affect tax cap credits in 2012. Dubois County credits decreased mainly because district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$676,426	$508,596	-$167,830	-24.8%
2%	598,205	343,086	-255,119	-42.6%
3%	0	0	0	0.0%
Elderly	60,985	31,993	-28,992	-47.5%
Total	$1,335,616	$883,675	-$451,941	-33.8%
% of Levy	3.1%	2.2%		-0.9%

Dubois County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*54,491,743*	*37,840,362*	*39,052,617*	*41,562,984*	*39,045,259*	*-30.6%*	*3.2%*	*6.4%*	*-6.1%*
State Unit	51,414	0	0	0	0	-100.0%			
Dubois County	7,472,095	6,001,216	6,317,720	6,468,928	6,669,126	-19.7%	5.3%	2.4%	3.1%
Bainbridge Township	82,572	85,459	90,024	91,824	66,225	3.5%	5.3%	2.0%	-27.9%
Boone Township	20,498	21,311	22,073	22,647	23,193	4.0%	3.6%	2.6%	2.4%
Cass Township	40,456	39,545	40,986	42,070	42,691	-2.3%	3.6%	2.6%	1.5%
Columbia Township	16,237	16,727	17,513	17,950	18,545	3.0%	4.7%	2.5%	3.3%
Ferdinand Township	50,246	51,674	51,697	54,165	55,982	2.8%	0.0%	4.8%	3.4%
Hall Township	13,367	13,880	14,373	14,686	15,163	3.8%	3.6%	2.2%	3.2%
Harbison Township	40,322	41,711	43,523	44,620	33,894	3.4%	4.3%	2.5%	-24.0%
Jackson Township	43,949	45,562	47,590	48,761	50,319	3.7%	4.5%	2.5%	3.2%
Jefferson Township	17,629	18,558	18,752	19,472	20,085	5.3%	1.0%	3.8%	3.1%
Madison Township	48,684	50,995	52,998	54,255	53,403	4.7%	3.9%	2.4%	-1.6%
Marion Township	24,451	25,121	26,304	24,765	23,052	2.7%	4.7%	-5.9%	-6.9%
Patoka Township	82,048	85,395	88,714	90,948	93,939	4.1%	3.9%	2.5%	3.3%
Jasper Civil City	5,706,682	5,812,999	6,085,884	6,240,446	6,429,114	1.9%	4.7%	2.5%	3.0%
Huntingburg Civil City	1,516,317	1,531,257	1,597,712	1,638,542	1,609,598	1.0%	4.3%	2.6%	-1.8%
Birdseye Civil Town	28,552	29,708	31,000	31,861	32,876	4.0%	4.3%	2.8%	3.2%
Ferdinand Civil Town	563,790	568,805	605,309	620,699	639,317	0.9%	6.4%	2.5%	3.0%
Holland Civil Town	116,156	119,201	126,574	129,474	133,139	2.6%	6.2%	2.3%	2.8%
Northeast Dubois County School Corp	4,555,408	2,187,569	2,368,563	2,883,750	2,204,807	-52.0%	8.3%	21.8%	-23.5%
Southeast Dubois County School Corp	5,807,638	3,559,799	3,765,012	3,884,460	3,491,611	-38.7%	5.8%	3.2%	-10.1%
Southwest Dubois County School Corp	5,930,856	3,436,600	3,208,839	4,678,523	3,619,737	-42.1%	-6.6%	45.8%	-22.6%
Greater Jasper Consolidated School Corp	20,804,261	12,335,105	12,473,459	12,601,770	11,829,707	-40.7%	1.1%	1.0%	-6.1%
Huntingburg Public Library	275,514	253,530	263,009	270,621	279,165	-8.0%	3.7%	2.9%	3.2%
Jasper Public Library	544,171	555,445	585,999	602,256	620,876	2.1%	5.5%	2.8%	3.1%
Dubois County Contractual Library	399,431	721,221	871,336	738,526	741,399	80.6%	20.8%	-15.2%	0.4%
Dubois County Airport	162,809	157,771	159,610	162,485	167,193	-3.1%	1.2%	1.8%	2.9%
Northeast Dubois County Fire Protection	76,190	74,198	78,044	84,480	81,103	-2.6%	5.2%	8.2%	-4.0%
Dubois County Solid Waste Mgmt Dist	0	0	0	0	0				
Huntingburg Redevelopment Commission	0	0	0	0	0				

Dubois County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
19001	Bainbridge Township	1.4627	--	--	--	--	--	--	1.4627
19002	Jasper City	2.1729	--	--	--	--	--	--	2.1729
19003	Boone Township	1.5002	--	--	--	--	--	--	1.5002
19004	Cass Township	1.5882	--	--	--	--	--	--	1.5882
19005	Holland Town	2.5696	--	--	--	--	--	--	2.5696
19006	Columbia Township	1.3433	--	--	--	--	--	--	1.3433
19007	Ferdinand Township	1.5417	--	--	--	--	--	--	1.5417
19008	Ferdinand Town	2.0810	--	--	--	--	--	--	2.0810
19009	Hall Township	1.2761	--	--	--	--	--	--	1.2761
19010	Hall Township II	1.3122	--	--	--	--	--	--	1.3122
19011	Harbison Township	1.3065	--	--	--	--	--	--	1.3065
19012	Harbison Township II	1.3165	--	--	--	--	--	--	1.3165
19013	Jackson Township	1.5333	--	--	--	--	--	--	1.5333
19014	Jefferson Township	1.5271	--	--	--	--	--	--	1.5271
19015	Birdseye Town	1.9873	--	--	--	--	--	--	1.9873
19016	Madison Township	1.5138	--	--	--	--	--	--	1.5138
19017	Marion Township	1.2899	--	--	--	--	--	--	1.2899
19018	Marion Township II	1.3211	--	--	--	--	--	--	1.3211
19019	Patoka Township	1.6007	--	--	--	--	--	--	1.6007
19020	Huntingburg City	2.5703	--	--	--	--	--	--	2.5703
19021	Jasper Madison	2.1724	--	--	--	--	--	--	2.1724
19022	Jasper Boone	2.1757	--	--	--	--	--	--	2.1757

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Dubois County 2012 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	*508,596*	*342,285*	*0*	*31,993*	*882,875*	*39,045,259*	*2.3%*
TIF Total	*0*	*800*	*0*	*0*	*800*	*1,158,973*	*0.1%*
County Total	*508,596*	*343,086*	*0*	*31,993*	*883,675*	*40,204,232*	*2.2%*
Dubois County	75,007	49,149	0	5,056	129,212	6,669,126	1.9%
Bainbridge Township	882	409	0	59	1,350	66,225	2.0%
Boone Township	2	3	0	1	6	23,193	0.0%
Cass Township	6	62	0	31	98	42,691	0.2%
Columbia Township	0	0	0	9	9	18,545	0.0%
Ferdinand Township	51	53	0	26	129	55,982	0.2%
Hall Township	0	0	0	2	2	15,163	0.0%
Harbison Township	0	0	0	16	16	33,894	0.0%
Jackson Township	0	0	0	40	40	50,319	0.1%
Jefferson Township	0	0	0	14	14	20,085	0.1%
Madison Township	76	2	0	12	90	53,403	0.2%
Marion Township	0	0	0	8	8	23,052	0.0%
Patoka Township	546	1,380	0	115	2,042	93,939	2.2%
Jasper Civil City	151,240	64,613	0	4,767	220,620	6,429,114	3.4%
Huntingburg Civil City	22,503	56,862	0	2,744	82,110	1,609,598	5.1%
Birdseye Civil Town	0	0	0	130	130	32,876	0.4%
Ferdinand Civil Town	2,091	2,521	0	862	5,473	639,317	0.9%
Holland Civil Town	350	3,811	0	300	4,461	133,139	3.4%
Northeast Dubois County School Corp	0	0	0	721	721	2,204,807	0.0%
Southeast Dubois County School Corp	3,896	4,545	0	3,008	11,449	3,491,611	0.3%
Southwest Dubois County School Corp	20,760	55,098	0	4,658	80,517	3,619,737	2.2%
Greater Jasper Consolidated School Corp	213,774	91,329	0	8,038	313,142	11,829,707	2.6%
Huntingburg Public Library	1,939	5,147	0	359	7,445	279,165	2.7%
Jasper Public Library	13,240	5,656	0	480	19,377	620,876	3.1%
Dubois County Contractual Library	353	412	0	384	1,149	741,399	0.2%
Dubois County Airport	1,880	1,232	0	127	3,239	167,193	1.9%
Northeast Dubois County Fire Protection	0	0	0	27	27	81,103	0.0%
Huntingburg Redevelopment Commission	0	0	0	0	0	0	
Dubois County Solid Waste Mgmt Dist	0	0	0	0	0	0	
Huntingburg Redevelopment Commission	0	0	0	0	0	0	
TIF - Patoka	0	0	0	0	0	73,975	0.0%
TIF - Huntingburg	0	800	0	0	800	1,084,998	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.
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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.

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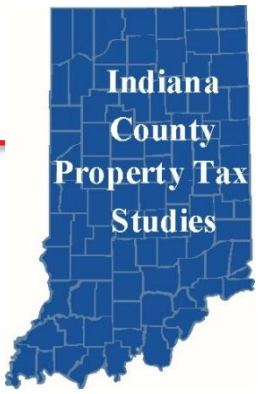

Legislative Services Agency August 2012

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In Elkhart County the average tax bill for all taxpayers decreased by 2.8%. This tax bill drop was the result of a 4.8% decrease in Elkhart County certified net assessed value. The tax levy of all local government units rose by 1.2%. Farmland assessments increased, but there were large decreases in homestead, other residential, and business assessments, which may have been a legacy of the recession. The levy increase and assessment drop caused tax rates to rise in most Elkhart County tax districts. As a result, tax cap credits as a percentage of levies increased by 3.7% in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-2.8%	$205,627,713	$7,667,540,090	13.4%
Change		1.2%	-4.8%	3.7%
2011	-2.4%	$203,126,349	$8,052,806,537	9.7%

Homestead Property Taxes

Homestead property taxes decreased 2.0% on average in Elkhart County in 2012, even though tax rates in most Elkhart County tax districts increased. The county average tax rate rose by 6.3%. Homestead assessed values fell in 2012, which may account for the tax bill decrease. Many more homesteads reached their tax caps, which held the average tax increase below the average rate increase. The percentage of homesteads at their tax caps increased from 23.6% in 2011 to 27.0% in 2012.

Net Tax Bill Changes - All Property Types

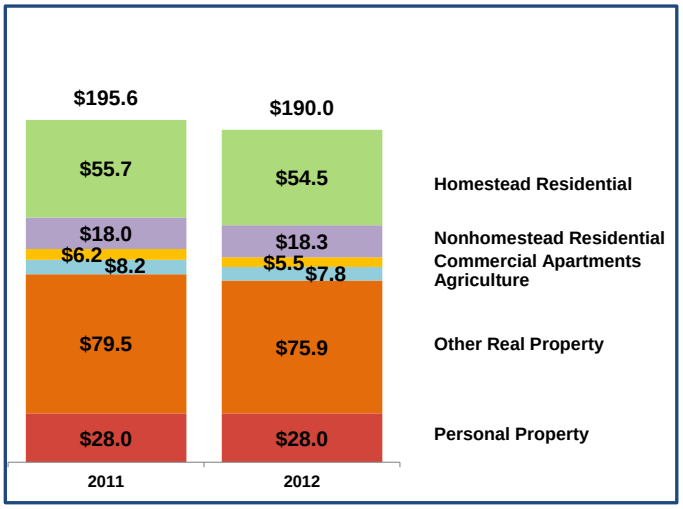
Most of Elkhart County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers decreased 2.8% in Elkhart County in 2012. Net taxes were lower for homesteads, commercial apartments, agriculture, and other real property. Net taxes were higher for nonhomestead residential property and nearly unchanged for personal property.

Comparable Homestead Property Tax Changes in Elkhart County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	15,325	32.2%
No Change	811	1.7%
Lower Tax Bill	31,423	66.1%
Average Change in Tax Bill	-2.0%	
Detailed Change in Tax Bill		
20% or More	892	1.9%
10% to 19%	3,319	7.0%
1% to 9%	11,114	23.4%
0%	811	1.7%
-1% to -9%	27,160	57.1%
-10% to -19%	2,621	5.5%
-20% or More	1,642	3.5%
Total	**47,559**	**100.0%**

Note: Percentages may not total due to rounding.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in most Elkhart County tax districts. The average tax rate rose by 6.3%, because of a small levy increase and a large decrease in net assessed value.

Levies in Elkhart County increased by 1.2%. The largest levy increase was in Elkhart School Corporation, due to increases in the debt service and transportation funds. The county unit saw increases in its general fund levy and election/registration fund levy. Middlebury School Corporation saw decreases in its debt service and school pension debt levies, and Goshen Schools saw decreases in its capital projects and transportation fund levies.

Elkhart County's total net assessed value decreased 4.6% in 2012. Agricultural net assessments rose 5.8%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 5.2%, a substantial reduction. This decline may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$6,547,397,279	$6,316,109,047	-3.5%	$2,832,472,929	$2,722,454,404	-3.9%
Other Residential	1,155,531,851	1,074,281,315	-7.0%	1,149,468,772	1,070,172,112	-6.9%
Ag Business/Land	429,978,100	455,596,900	6.0%	429,691,100	454,651,269	5.8%
Business Real/Personal	4,873,219,940	4,615,264,295	-5.3%	4,113,632,434	3,884,957,044	-5.6%
Total	**$13,006,127,170**	**$12,461,251,557**	**-4.2%**	**$8,525,265,235**	**$8,132,234,829**	**-4.6%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap Credits (Circuit Breaker)

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Elkhart County were $29.4 million, or 13.4% of the levy. This was more than the state average percentage of the levy of 9.2%, and much more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Elkhart County's tax rates were higher than the state average.

More of the total tax cap credits were in the 3% business real and personal property category, but there were large credit amounts in the 1% homestead and 2% nonhomestead/farmland categories as well. The largest percentage losses were in the cities of Elkhart and Goshen, where district tax rates were well above $3 per $100 assessed value. The largest dollar losses were in the city of Elkhart, the Elkhart School Corporation, and the county unit.

Tax Cap Credits by Category

Tax cap credits increased in Elkhart County in 2012 by $8.4 million, or 40.1%. The percentage of the levy lost to credits rose by 3.7%. There were no major changes in state policy to affect tax cap credits in 2012. Elkhart County credits increased mainly because most district tax rates increased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$5,594,684	$6,570,035	$975,351	17.4%
2%	8,086,524	9,494,706	1,408,183	17.4%
3%	7,252,785	13,301,768	6,048,983	83.4%
Elderly	50,251	37,034	-13,217	-26.3%
Total	$20,984,244	$29,403,544	$8,419,300	40.1%
% of Levy	9.7%	13.4%		3.7%

Elkhart County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*268,934,793*	*197,890,643*	*204,496,326*	*203,126,349*	*205,627,713*	*-26.4%*	*3.3%*	*-0.7%*	*1.2%*
State Unit	233,312	0	0	0	0	-100.0%			
Elkhart County	41,293,574	31,179,051	30,634,106	31,860,292	32,934,356	-24.5%	-1.7%	4.0%	3.4%
Baugo Township	378,638	723,998	703,447	384,971	713,322	91.2%	-2.8%	-45.3%	85.3%
Benton Township	135,225	135,821	139,974	142,617	145,319	0.4%	3.1%	1.9%	1.9%
Cleveland Township	621,482	557,197	591,657	962,368	486,349	-10.3%	6.2%	62.7%	-49.5%
Clinton Township	109,216	107,735	463,029	423,446	330,868	-1.4%	329.8%	-8.5%	-21.9%
Concord Township	1,744,166	2,288,804	1,541,827	1,362,315	1,355,493	31.2%	-32.6%	-11.6%	-0.5%
Elkhart Township	425,238	397,352	413,675	413,773	420,357	-6.6%	4.1%	0.0%	1.6%
Harrison Township	150,444	156,589	161,025	153,584	167,673	4.1%	2.8%	-4.6%	9.2%
Jackson Township	307,404	310,333	320,148	325,848	224,502	1.0%	3.2%	1.8%	-31.1%
Jefferson Township	386,550	377,753	392,487	396,911	401,781	-2.3%	3.9%	1.1%	1.2%
Locke Township	69,709	71,849	75,098	75,379	78,663	3.1%	4.5%	0.4%	4.4%
Middlebury Township	1,486,369	1,527,178	1,591,168	1,621,998	1,667,880	2.7%	4.2%	1.9%	2.8%
Olive Township	68,079	70,247	73,048	72,571	53,828	3.2%	4.0%	-0.7%	-25.8%
Osolo Township	922,535	896,878	1,094,288	1,020,004	1,166,040	-2.8%	22.0%	-6.8%	14.3%
Union Township	148,904	148,497	151,914	146,614	156,119	-0.3%	2.3%	-3.5%	6.5%
Washington Township	158,550	258,716	254,512	256,370	351,590	63.2%	-1.6%	0.7%	37.1%
York Township	160,186	165,075	172,165	177,287	182,564	3.1%	4.3%	3.0%	3.0%
Elkhart Civil City	32,384,722	32,250,774	33,928,683	34,747,066	35,291,655	-0.4%	5.2%	2.4%	1.6%
Goshen Civil City	12,849,725	13,049,848	13,229,238	14,028,170	14,717,267	1.6%	1.4%	6.0%	4.9%
Nappanee Civil City	3,134,194	3,172,899	3,301,232	3,391,538	3,504,628	1.2%	4.0%	2.7%	3.3%
Bristol Civil Town	987,643	1,015,894	1,035,719	1,105,545	1,104,490	2.9%	2.0%	6.7%	-0.1%
Middlebury Civil Town	1,608,317	1,653,655	1,713,605	1,774,185	1,808,355	2.8%	3.6%	3.5%	1.9%
Millersburg Civil Town	265,945	271,998	276,643	285,451	283,936	2.3%	1.7%	3.2%	-0.5%
Wakarusa Civil Town	1,129,060	1,154,395	1,230,876	1,214,922	1,301,889	2.2%	6.6%	-1.3%	7.2%
Fairfield Community School Corp	10,210,920	6,472,938	5,500,603	5,122,654	5,102,864	-36.6%	-15.0%	-6.9%	-0.4%
Baugo Community School Corp	9,108,127	5,537,444	6,129,180	5,817,909	5,917,320	-39.2%	10.7%	-5.1%	1.7%
Concord Community School Corp	23,816,578	15,179,919	17,073,769	16,273,874	16,721,331	-36.3%	12.5%	-4.7%	2.7%
Middlebury Community School Corp	20,744,150	13,138,147	12,088,940	13,246,177	12,345,238	-36.7%	-8.0%	9.6%	-6.8%
Wa-Nee Community School Corp	15,639,372	9,315,827	9,613,666	8,078,225	7,508,070	-40.4%	3.2%	-16.0%	-7.1%
Elkhart Community School Corp	54,079,660	32,824,909	35,525,645	32,735,397	34,485,888	-39.3%	8.2%	-7.9%	5.3%
Goshen Community School Corp	26,132,322	15,733,324	16,865,886	17,018,261	16,197,783	-39.8%	7.2%	0.9%	-4.8%
Bristol Public Library	173,362	181,226	190,069	196,307	202,180	4.5%	4.9%	3.3%	3.0%
Elkhart Public Library	4,173,180	3,931,613	4,353,962	4,486,678	4,620,299	-5.8%	10.7%	3.0%	3.0%
Goshen Public Library	1,541,946	1,589,341	1,662,669	1,779,039	1,695,019	3.1%	4.6%	7.0%	-4.7%
Nappanee Public Library	979,974	976,820	898,650	906,036	891,635	-0.3%	-8.0%	0.8%	-1.6%
Wakarusa-Olive Twp-Harrison Twp Pub Lib	368,438	382,853	394,915	386,726	343,679	3.9%	3.2%	-2.1%	-11.1%
Middlebury Public Library	660,066	683,746	708,808	735,841	747,483	3.6%	3.7%	3.8%	1.6%
Elkhart County SW Management District	0	0	0	0	0				
Goshen Redevelopment Commission	0	0	0	0	0				
Elkhart City Redevelopment Commission	147,511	0	0	0	0	-100.0%			
Nappanee Redevelopment Commission	0	0	0	0	0				
Elkhart County Redevelopment Commission	0	0	0	0	0				
Bristol Redevelopment Commission	0	0	0	0	0				
Millersburg Redevelopment Commission	0	0	0	0	0				
Middlebury Redevelopment Commission	0	0	0	0	0				

Elkhart County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
20001	Baugo Township	2.2208	--	--	--	--	--	--	2.2208
20002	Elkhart City-Baugo Township	3.9383	--	--	--	--	--	--	3.9383
20003	Benton Township	1.5497	--	--	--	--	--	--	1.5497
20004	Millersburg Town-Benton Township	2.6616	--	--	--	--	--	--	2.6616
20005	Cleveland Township	1.9745	--	--	--	--	--	--	1.9745
20006	Elkhart City-Cleveland Township	3.6218	--	--	--	--	--	--	3.6218
20007	Clinton Township	1.5878	--	--	--	--	--	--	1.5878
20008	Millersburg Town-Clinton Twp	2.6456	--	--	--	--	--	--	2.6456
20009	Concord Township	2.3566	--	--	--	--	--	--	2.3566
20011	Elkhart City-Concord Twp-Concord Sch	3.9426	--	--	--	--	--	--	3.9426
20012	Elkhart City-Concord Twp-Elkhart Sch	3.5955	--	--	--	--	--	--	3.5955
20013	Goshen City-Concord Township	3.5666	--	--	--	--	--	--	3.5666
20014	Elkhart Township	2.1136	--	--	--	--	--	--	2.1136
20015	Goshen City-Elkhart Township	3.3447	--	--	--	--	--	--	3.3447
20016	Harrison Township	1.6294	--	--	--	--	--	--	1.6294
20017	Wakarusa Town-Harrison Township	2.4699	--	--	--	--	--	--	2.4699
20018	Jackson Township	1.5259	--	--	--	--	--	--	1.5259
20019	Jefferson Township	1.8090	--	--	--	--	--	--	1.8090
20020	Locke Township	1.4809	--	--	--	--	--	--	1.4809
20021	Nappanee City-Locke Township	3.1710	--	--	--	--	--	--	3.1710
20024	Olive Township	1.5832	--	--	--	--	--	--	1.5832
20025	Wakarusa Town-Olive Township	2.4619	--	--	--	--	--	--	2.4619
20026	Osolo Township	2.0038	--	--	--	--	--	--	2.0038
20027	Elkhart City-Osolo Township	3.5924	--	--	--	--	--	--	3.5924
20028	Union Township	1.7693	--	--	--	--	--	--	1.7693
20029	Nappanee City-Union Township	3.1402	--	--	--	--	--	--	3.1402
20030	Washington Township	1.8864	--	--	--	--	--	--	1.8864
20031	Bristol Town	2.5522	--	--	--	--	--	--	2.5522
20032	York Township	1.7793	--	--	--	--	--	--	1.7793
20034	Middlebury Township	2.0467	--	--	--	--	--	--	2.0467
20035	Middlebury Town	2.7478	--	--	--	--	--	--	2.7478
20036	Goshen City-Harrison Township	2.9254	--	--	--	--	--	--	2.9254
20037	Goshen City-Jefferson Twp	3.1396	--	--	--	--	--	--	3.1396
20038	Middlebury Corp-York Township	2.4176	--	--	--	--	--	--	2.4176

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Elkhart County 2012 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	*6,565,815*	*9,303,045*	*11,969,130*	*37,032*	*27,875,021*	*205,627,713*	*13.6%*
TIF Total	*4,220*	*191,662*	*1,332,638*	*2*	*1,528,522*	*13,331,396*	*11.5%*
County Total	*6,570,035*	*9,494,706*	*13,301,768*	*37,034*	*29,403,544*	*218,959,109*	*13.4%*
Elkhart County	890,893	1,151,708	1,358,845	6,092	3,407,539	32,934,356	10.3%
Baugo Township	8,769	6,841	299	236	16,145	713,322	2.3%
Benton Township	95	54	0	19	168	145,319	0.1%
Cleveland Township	7,816	3,395	12,937	115	24,262	486,349	5.0%
Clinton Township	630	2,198	0	37	2,866	330,868	0.9%
Concord Township	43,815	65,629	63,134	385	172,964	1,355,493	12.8%
Elkhart Township	11,565	13,449	8,645	85	33,744	420,357	8.0%
Harrison Township	10	9	0	10	29	167,673	0.0%
Jackson Township	0	0	0	0	0	224,502	0.0%
Jefferson Township	2,920	27	0	3	2,950	401,781	0.7%
Locke Township	1,155	2,150	1,201	17	4,523	78,663	5.7%
Middlebury Township	50,846	30,537	0	160	81,542	1,667,880	4.9%
Olive Township	318	277	0	2	597	53,828	1.1%
Osolo Township	29,441	18,087	27,159	302	74,989	1,166,040	6.4%
Union Township	2,369	1,382	626	30	4,406	156,119	2.8%
Washington Township	3,120	391	0	151	3,662	351,590	1.0%
York Township	297	0	0	28	325	182,564	0.2%
Elkhart Civil City	1,351,064	2,684,404	4,492,428	4,328	8,532,225	35,291,655	24.2%
Goshen Civil City	755,070	989,717	922,694	2,462	2,669,943	14,717,267	18.1%
Nappanee Civil City	232,232	181,526	89,214	1,413	504,384	3,504,628	14.4%
Bristol Civil Town	23,370	28,613	0	329	52,312	1,104,490	4.7%
Middlebury Civil Town	65,822	55,612	0	218	121,652	1,808,355	6.7%
Millersburg Civil Town	4,322	14,176	0	226	18,724	283,936	6.6%
Wakarusa Civil Town	29,845	26,142	0	163	56,150	1,301,889	4.3%
Fairfield Community School Corp	3,961	12,995	0	364	17,320	5,102,864	0.3%
Baugo Community School Corp	72,337	56,434	10,629	1,943	141,343	5,917,320	2.4%
Concord Community School Corp	483,105	645,465	1,600,595	3,171	2,732,336	16,721,331	16.3%
Middlebury Community School Corp	205,436	103,878	4	961	310,279	12,345,238	2.5%
Wa-Nee Community School Corp	183,382	146,041	58,493	1,361	389,277	7,508,070	5.2%
Elkhart Community School Corp	1,065,565	1,686,398	2,086,417	7,701	4,846,081	34,485,888	14.1%
Goshen Community School Corp	753,719	999,956	774,993	3,055	2,531,724	16,197,783	15.6%
Bristol Public Library	2,627	1,905	0	78	4,609	202,180	2.3%
Elkhart Public Library	148,459	235,284	355,788	928	740,459	4,620,299	16.0%
Goshen Public Library	77,179	99,190	90,182	295	266,845	1,695,019	15.7%
Nappanee Public Library	38,689	30,212	14,848	281	84,030	891,635	9.4%
Wakarusa-Olive Twp-Harrison Twp Pub Lib	3,130	2,742	0	26	5,898	343,679	1.7%
Middlebury Public Library	12,442	6,219	0	58	18,719	747,483	2.5%
Elkhart County Solid Waste Management Dist	0	0	0	0	0	0	
Elkhart County SW Management District	0	0	0	0	0	0	
Goshen Redevelopment Commission	0	0	0	0	0	0	
Elkhart City Redevelopment Commission	0	0	0	0	0	0	
Nappanee Redevelopment Commission	0	0	0	0	0	0	
Elkhart County Redevelopment Commission	0	0	0	0	0	0	
Bristol Redevelopment Commission	0	0	0	0	0	0	
Millersburg Redevelopment Commission	0	0	0	0	0	0	
Middlebury Redevelopment Commission	0	0	0	0	0	0	
TIF - Baugo Township	0	75	0	0	75	21,218	0.4%
TIF - Benton Township	0	0	0	0	0	44,051	0.0%
TIF - Millersburg-Clinton	0	0	0	0	0	172,834	0.0%

Elkhart County 2012 Circuit Breaker Cap Credits, Continued

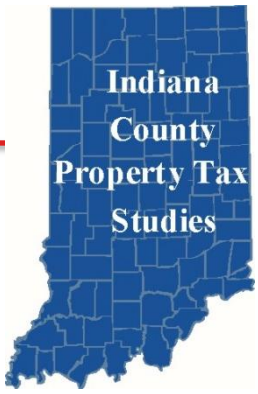
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*6,565,815*	*9,303,045*	*11,969,130*	*37,032*	*27,875,021*	*205,627,713*	*13.6%*
TIF Total	*4,220*	*191,662*	*1,332,638*	*2*	*1,528,522*	*13,331,396*	*11.5%*
County Total	*6,570,035*	*9,494,706*	*13,301,768*	*37,034*	*29,403,544*	*218,959,109*	*13.4%*
TIF - EC Concord School	0	124	128,093	0	128,217	665,186	19.3%
TIF - Nappanee-Union	0	17,270	8,691	0	25,961	242,295	10.7%
TIF - Cleveland Township	0	0	0	0	0	227,030	0.0%
TIF - EC Cleveland	0	4,928	30,376	0	35,304	187,938	18.8%
TIF - Clinton Township	0	0	0	0	0	51,651	0.0%
TIF - Osolo Township	0	29	0	0	29	1,060,159	0.0%
TIF - EC Osolo	0	621	332,892	0	333,513	2,020,319	16.5%
TIF - Goshen Civ Concord Sch	0	29	156,421	0	156,450	984,698	15.9%
TIF - Goshen	167	24,215	324,757	2	349,141	3,220,954	10.8%
TIF - York Township	0	0	0	0	0	3,119	0.0%
TIF - Middlebury Twp	605	515	0	0	1,120	53,982	2.1%
TIF - Middlebury Corp	134	945	0	0	1,079	971,173	0.1%
TIF - Concord Township	0	2,791	0	0	2,791	297,042	0.9%
TIF - EC Concord	3,314	137,622	330,417	0	471,353	2,376,895	19.8%
TIF - Jefferson Township	0	0	0	0	0	181,100	0.0%
TIF - Nappanee-Locke	0	2,416	20,990	0	23,406	435,683	5.4%
TIF - Washington Township	0	0	0	0	0	71,336	0.0%
TIF - Midd Corp York Twp	0	0	0	0	0	30,145	0.0%
TIF - Bristol Town	0	80	0	0	80	12,587	0.6%

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.

2012 Fayette County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Fayette County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Fayette County the average tax bill for all taxpayers increased slightly, by 0.3%. This tax bill rise was the result of a 0.9% increase in the tax levy of all local government units, combined with a 1.9% increase in certified net assessed value. A large increase in farmland assessments was offset by decreases in other residential and business assessments, which may have been a legacy of the recession. The net assessed value increase exceeded the levy increase, so tax rates fell in most Fayette County tax districts. Still, tax cap credits as a percentage of the tax levy increased slightly, by 1.0%.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	0.3%	$22,184,895	$663,251,406	19.1%
Change		0.9%	1.9%	1.0%
2011	2.8%	$21,978,006	$651,072,188	18.1%

Homestead Property Taxes

Homestead property taxes increased 1.0% on average in Fayette County in 2012. Tax rates decreased in most Fayette County tax districts. The county average tax rate fell by 0.9%. The increase in homestead tax bills was due to tax rate increases in a few districts with a large number of homesteads. This also accounts for the increase in the number of homesteads at their tax caps. The percentage of Fayette County homesteads at their tax caps rose from 12.0% in 2011 to 19.6% in 2012.

Comparable Homestead Property Tax Changes in Fayette County

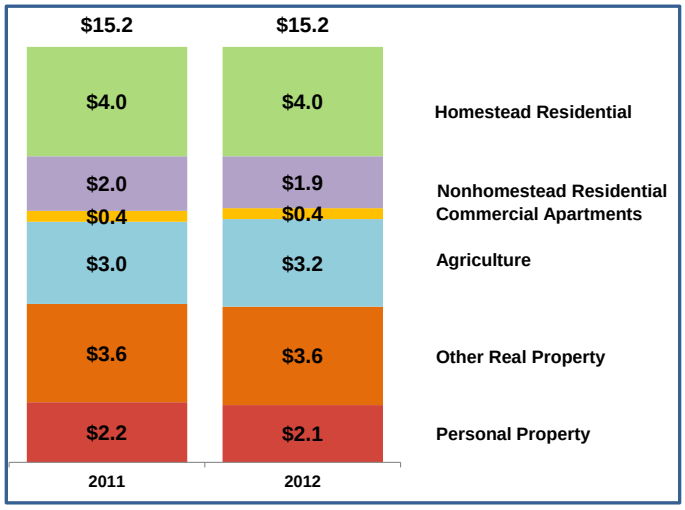
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,646	38.6%
No Change	600	8.7%
Lower Tax Bill	3,612	52.7%
Average Change in Tax Bill	**1.0%**	
Detailed Change in Tax Bill		
20% or More	524	7.6%
10% to 19%	313	4.6%
1% to 9%	1,809	26.4%
0%	600	8.7%
-1% to -9%	2,822	41.1%
-10% to -19%	329	4.8%
-20% or More	461	6.7%
Total	**6,858**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Fayette County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal), by homeowners, and by agricultural property owners. Net tax bills for all taxpayers increased 0.3% in Fayette County in 2012. Net taxes were higher for agriculture, and slightly higher for homesteads and other real property. Net taxes were lower for owners of commercial apartments, nonhomestead residential property (mostly small rentals and second homes), and personal property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in most Fayette County tax districts. The average tax rate fell by 0.9%, because a small levy increase was offset by a somewhat larger increase in net assessed value.

Levies in Fayette County increased slightly by 0.9%. The largest levy increases were in the county unit, due to increases in the debt service, health, and general funds, and in the city of Connersville, due to increases in the general, motor vehicle highway, and aviation/airport funds. Fayette County School Corporation had large decreases in its capital projects and bus replacement funds.

Fayette County's total net assessed value increased 2.0% in 2012. Agricultural net assessments rose 13.1%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 1.3%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$604,706,380	$601,814,720	-0.5%	$193,763,557	$194,310,559	0.3%
Other Residential	113,815,650	109,840,150	-3.5%	111,688,418	107,614,832	-3.6%
Ag Business/Land	154,529,100	174,891,600	13.2%	153,441,053	173,514,417	13.1%
Business Real/Personal	280,951,830	280,964,133	0.0%	205,431,525	202,375,320	-1.5%
Total	**$1,154,002,960**	**$1,167,510,603**	**1.2%**	**$664,324,553**	**$677,815,128**	**2.0%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Fayette County were $4.2 million, or 19.1% of the levy. This was more than the state average percentage of the levy of 9.2%, as well as more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Fayette County's tax rates were higher than the state average.

Most of the total tax cap credits were in the 2% nonhomestead/farmland category and the 3% business real and personal category. The largest percentage losses were in the city of Connersville, the town of Glenwood, and Harrison Township, where district tax rates were above $3 per $100 assessed value and above $4 in two districts. The largest dollar losses were in the city of Connersville, Fayette County School Corporation, and the county unit.

Tax Cap Credits by Category

Tax cap credits increased in Fayette County in 2012 by $250,731, or 6.3%. The percentage of the levy lost to credits rose by 1.0%. There were no major changes in state policy to affect tax cap credits in 2012. Fayette County credits increased mainly because tax rates increased in districts where they were already above $4 per $100 assessed value.

Tax Cap Category	2011	2012	Difference	% Change
1%	$440,103	$457,211	$17,107	3.9%
2%	1,820,404	1,888,934	68,530	3.8%
3%	1,637,100	1,812,055	174,954	10.7%
Elderly	85,804	75,944	-9,860	-11.5%
Total	$3,983,412	$4,234,143	$250,731	6.3%
% of Levy	18.1%	19.1%		1.0%

Fayette County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*28,535,131*	*20,438,374*	*21,618,092*	*21,978,006*	*22,184,895*	*-28.4%*	*5.8%*	*1.7%*	*0.9%*
State Unit	21,242	0	0	0	0	-100.0%			
Fayette County	7,397,365	5,109,880	5,316,240	5,312,748	5,614,423	-30.9%	4.0%	-0.1%	5.7%
Columbia Township	7,453	7,437	7,877	7,840	8,311	-0.2%	5.9%	-0.5%	6.0%
Connersville Township	121,596	126,384	131,012	75,100	76,083	3.9%	3.7%	-42.7%	1.3%
Fairview Township	6,928	11,578	12,128	12,445	12,827	67.1%	4.8%	2.6%	3.1%
Harrison Township	80,585	83,180	86,609	89,141	91,987	3.2%	4.1%	2.9%	3.2%
Jackson Township	11,265	11,665	12,088	8,690	8,833	3.6%	3.6%	-28.1%	1.6%
Jennings Township	4,286	4,412	4,558	4,668	4,846	2.9%	3.3%	2.4%	3.8%
Orange Township	8,317	11,640	12,057	12,376	12,768	40.0%	3.6%	2.6%	3.2%
Posey Township	16,200	16,738	17,468	17,931	18,495	3.3%	4.4%	2.7%	3.1%
Waterloo Township	6,023	6,077	6,190	6,502	6,696	0.9%	1.9%	5.0%	3.0%
Connersville Civil City	7,920,450	7,523,958	7,802,857	8,003,926	8,254,277	-5.0%	3.7%	2.6%	3.1%
Glenwood Civil Town	15,028	14,967	16,456	17,391	18,171	-0.4%	9.9%	5.7%	4.5%
Fayette County School Corp	12,274,067	6,840,400	7,497,515	7,695,673	7,320,969	-44.3%	9.6%	2.6%	-4.9%
Fayette County Public Library	644,326	670,058	695,037	713,575	736,209	4.0%	3.7%	2.7%	3.2%
Fayette County Solid Waste District	0	0	0	0	0				

Fayette County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
21001	Columbia Township	2.0953	12.9100%	--	7.6539%	--	--	--	1.6644
21002	Connersville Township	2.0997	12.9100%	--	7.6539%	--	--	--	1.6679
21003	Connersville City-Connersville	4.8389	12.9100%	--	7.6539%	--	--	--	3.8438
21005	Fairview Township	2.1113	12.9100%	--	7.6539%	--	--	--	1.6771
21006	Glenwood Town-Faiview Township	3.6833	12.9100%	--	7.6539%	--	--	--	2.9259
21007	Harrison Township	2.1310	12.9100%	--	7.6539%	--	--	--	1.6928
21008	Connersville City-Harrison Twp	4.8638	12.9100%	--	7.6539%	--	--	--	3.8636
21010	Jackson Township	2.0824	12.9100%	--	7.6539%	--	--	--	1.6542
21011	Jennings Township	2.0759	12.9100%	--	7.6539%	--	--	--	1.6490
21012	Orange Township	2.1131	12.9100%	--	7.6539%	--	--	--	1.6786
21013	Glenwood Town-Orange Township	3.6899	12.9100%	--	7.6539%	--	--	--	2.9311
21014	Posey Township	2.1080	12.9100%	--	7.6539%	--	--	--	1.6745
21015	Waterloo Township	2.0864	12.9100%	--	7.6539%	--	--	--	1.6574

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Fayette County 2012 Circuit Breaker Cap Credits

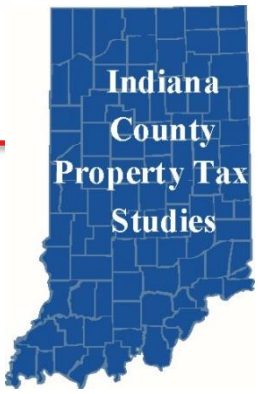
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*457,211*	*1,888,934*	*1,812,055*	*75,944*	*4,234,143*	*22,184,895*	*19.1%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*457,211*	*1,888,934*	*1,812,055*	*75,944*	*4,234,143*	*22,184,895*	*19.1%*
Fayette County	79,905	330,086	316,246	19,852	746,090	5,614,423	13.3%
Columbia Township	0	0	0	36	36	8,311	0.4%
Connersville Township	1,531	5,260	4,142	335	11,267	76,083	14.8%
Fairview Township	3	13	4	1	21	12,827	0.2%
Harrison Township	1,123	6,877	8,563	369	16,932	91,987	18.4%
Jackson Township	0	0	0	48	48	8,833	0.5%
Jennings Township	0	0	0	16	16	4,846	0.3%
Orange Township	1	29	3	17	50	12,768	0.4%
Posey Township	0	0	0	4	4	18,495	0.0%
Waterloo Township	0	0	0	19	19	6,696	0.3%
Connersville Civil City	259,763	1,070,712	1,028,857	26,757	2,386,089	8,254,277	28.9%
Glenwood Civil Town	214	2,255	400	0	2,869	18,171	15.8%
Fayette County School Corp	104,193	430,419	412,372	25,886	972,869	7,320,969	13.3%
Fayette County Public Library	10,478	43,284	41,469	2,603	97,833	736,209	13.3%
Three Rivers Solid Waste Mgmt Dist	0	0	0	0	0	0	
Fayette County Solid Waste District	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.

2012 Floyd County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Floyd County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Floyd County the average tax bill for all taxpayers decreased by 1.3%. This tax bill fall was mainly the result of the 1.0% decrease in the tax levy of all local government units. Floyd County net assessed value increased slightly, by 0.2%. Homestead and agricultural assessments increased. The fall in other residential and business assessments may have been a legacy of the recession. Falling levies and (slightly) rising assessed values caused tax rates to fall in most Floyd County tax districts. Still, tax cap credits as a percent of the levy increased slightly, by 0.5% in Floyd County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-1.3%	$58,638,179	$2,920,353,409	3.5%
Change		-1.0%	0.2%	0.5%
2011	10.4%	$59,231,097	$2,915,245,053	3.0%

Homestead Property Taxes

Homestead property taxes decreased 2.8% on average in Floyd County in 2012. Tax rates in almost all Floyd County tax districts decreased. The county average tax rate fell by 1.2%. The tax district with the highest tax rate saw a rate increase in 2012, which increased the number of homeowners eligible for tax cap credits. The percentage of Floyd County homesteads at their tax caps increased, from 7.9% in 2011 to 9.1% in 2012. Floyd County's local homestead credit rate was nearly unchanged in 2012.

Comparable Homestead Property Tax Changes in Floyd County

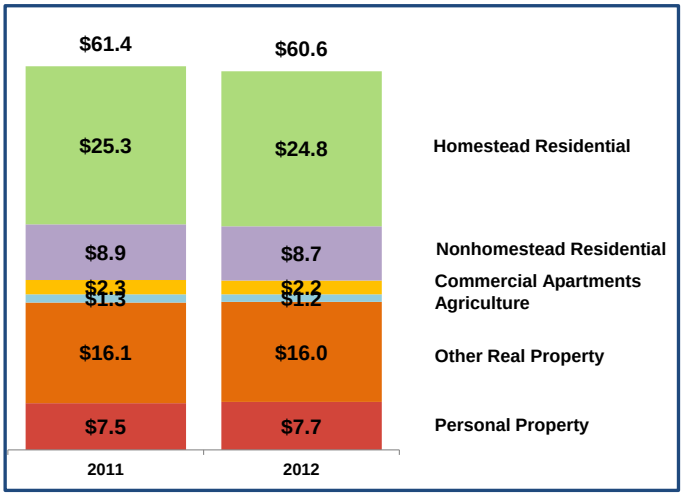
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	8,684	42.0%
No Change	1,271	6.1%
Lower Tax Bill	10,737	51.9%
Average Change in Tax Bill	**-2.8%**	
Detailed Change in Tax Bill		
20% or More	712	3.4%
10% to 19%	612	3.0%
1% to 9%	7,360	35.6%
0%	1,271	6.1%
-1% to -9%	9,403	45.4%
-10% to -19%	968	4.7%
-20% or More	366	1.8%
Total	**20,692**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Floyd County's 2012 net property taxes were paid by homeowners and business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers decreased 1.3% in Floyd County in 2012. Net taxes were higher for personal property, but lower for all other property categories.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in most Floyd County tax districts. The average tax rate fell by 1.2%, because of a small levy decrease and an even smaller increase in net assessed value.

Levies in Floyd County decreased by 1.0%. New Albany-Floyd County Consolidated School Corporation saw large decreases in its capital projects, debt service, and bus replacement funds. The largest levy increases were in the city of New Albany general fund and the New Albany Flood Control District general fund.

Floyd County's total net assessed value increased 0.2% in 2012. Homestead assessments increased, while other residential and business assessments decreased. These declines may have been a lingering effect of the Great Recession. Agricultural assessments rose 2.2%, a relatively small amount considering the large 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Only a small portion of agricultural property in Floyd County is identified as farmland.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$3,299,690,203	$3,331,581,130	1.0%	$1,512,282,675	$1,532,542,095	1.3%
Other Residential	539,974,710	537,257,703	-0.5%	538,525,796	534,942,300	-0.7%
Ag Business/Land	78,493,900	80,324,320	2.3%	78,039,300	79,774,955	2.2%
Business Real/Personal	1,302,893,940	1,293,363,260	-0.7%	1,038,771,189	1,027,451,592	-1.1%
Total	**$5,221,052,753**	**$5,242,526,413**	**0.4%**	**$3,167,618,960**	**$3,174,710,942**	**0.2%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Floyd County were $2.2 million, or 3.5% of the levy. This was less than the state average percentage of the levy of 9.2%, but near the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Floyd County's tax rates were close to the state median.

More than three-quarters of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the city of New Albany and the New Albany Flood Control District, where district tax rates were above $2 per $100 assessed value. The largest dollar losses were in the New Albany-Floyd School Corporation and the city of New Albany.

Tax Cap Credits by Category

Tax cap credits increased in Floyd County in 2012 by $330,011, or 17.3%. The percentage of the levy lost to credits rose by 0.5%. There were no major changes in state policy to affect tax cap credits in 2012. Floyd County credits increased mainly because the tax district that already had the highest tax rate saw an additional rate increase.

Tax Cap Category	2011	2012	Difference	% Change
1%	$343,665	$441,379	$97,714	28.4%
2%	1,487,755	1,730,869	243,115	16.3%
3%	0	0	0	0.0%
Elderly	79,909	69,092	-10,817	-13.5%
Total	$1,911,329	$2,241,340	$330,011	17.3%
% of Levy	3.0%	3.5%		0.5%

Floyd County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*85,584,171*	*51,562,359*	*54,964,110*	*59,231,097*	*58,638,179*	*-39.8%*	*6.6%*	*7.8%*	*-1.0%*
State Unit	86,572	0	0	0	0	-100.0%			
Floyd County	11,884,750	6,787,317	6,916,536	7,360,546	7,735,767	-42.9%	1.9%	6.4%	5.1%
Franklin Township	11,664	9,211	10,885	11,129	11,094	-21.0%	18.2%	2.2%	-0.3%
Georgetown Township	5,909	0	0	0	52,284	-100.0%			
Greenville Township	107,736	97,136	99,057	99,188	99,647	-9.8%	2.0%	0.1%	0.5%
Lafayette Township	24,991	23,231	24,758	24,482	25,592	-7.0%	6.6%	-1.1%	4.5%
New Albany Township	176,934	170,885	197,017	211,864	220,301	-3.4%	15.3%	7.5%	4.0%
New Albany Civil City	12,282,791	10,578,858	12,136,405	12,122,954	13,352,615	-13.9%	14.7%	-0.1%	10.1%
Georgetown Civil Town	244,933	248,394	259,546	265,809	276,853	1.4%	4.5%	2.4%	4.2%
Greenville Civil Town	18,933	12,450	17,776	17,706	19,712	-34.2%	42.8%	-0.4%	11.3%
New Albany-Floyd County Cons School Corp	56,466,500	29,441,281	30,382,102	33,828,504	30,357,073	-47.9%	3.2%	11.3%	-10.3%
New Albany-Floyd County Public Library	1,662,901	1,403,920	1,720,015	1,778,299	1,883,628	-15.6%	22.5%	3.4%	5.9%
New Albany Flood Control	855,419	576,667	575,858	572,851	1,473,948	-32.6%	-0.1%	-0.5%	157.3%
Floyd County Solid Waste Mgmt Dist	0	0	0	0	0				
Georgetown Twp Fire Distrct	553,734	814,260	938,450	1,259,388	1,298,312	47.0%	15.3%	34.2%	3.1%
Lafayette Twp Fire District	439,283	560,994	613,923	629,362	828,286	27.7%	9.4%	2.5%	31.6%
New Albany Twp Fire District	761,121	837,755	1,071,782	1,049,015	1,003,067	10.1%	27.9%	-2.1%	-4.4%
City of New Albany Redevelopment	0	0	0	0	0				

Floyd County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
22001	Franklin Township	1.3968	--	--	5.7511%	--	--	--	1.3165
22002	Georgetown Township	1.7288	--	--	5.7511%	--	--	--	1.6294
22003	Georgetown Town	2.0373	--	--	5.7511%	--	--	--	1.9201
22004	Greenville Township	1.4169	--	--	5.7511%	--	--	--	1.3354
22005	Greenville Town	1.4573	--	--	5.7511%	--	--	--	1.3735
22006	Lafayette Township	1.5851	--	--	5.7511%	--	--	--	1.4939
22007	New Albany Township	1.5602	--	--	5.7511%	--	--	--	1.4705
22008	New Albany City	2.5142	--	--	5.7511%	--	--	--	2.3696

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Floyd County 2012 Circuit Breaker Cap Credits

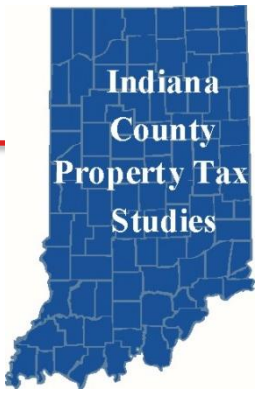
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*441,379*	*1,730,744*	*0*	*69,092*	*2,241,215*	*58,638,179*	*3.8%*
TIF Total	*0*	*125*	*0*	*0*	*125*	*5,391,517*	*0.0%*
County Total	*441,379*	*1,730,869*	*0*	*69,092*	*2,241,340*	*64,029,696*	*3.5%*
Floyd County	45,526	177,387	0	8,171	231,084	7,735,767	3.0%
Franklin Township	0	0	0	2	2	11,094	0.0%
Georgetown Township	19	43	0	58	119	52,284	0.2%
Greenville Township	37	0	0	50	86	99,647	0.1%
Lafayette Township	0	0	0	2	2	25,592	0.0%
New Albany Township	2,110	8,299	0	300	10,709	220,301	4.9%
New Albany Civil City	178,097	704,567	0	21,237	903,900	13,352,615	6.8%
Georgetown Civil Town	209	969	0	234	1,411	276,853	0.5%
Greenville Civil Town	4	0	0	51	55	19,712	0.3%
New Albany-Floyd County Cons School Corp	183,675	716,198	0	32,426	932,299	30,357,073	3.1%
New Albany-Floyd County Public Library	11,397	44,439	0	2,012	57,848	1,883,628	3.1%
New Albany Flood Control	19,659	77,775	0	2,344	99,778	1,473,948	6.8%
Floyd County Solid Waste Mgmt Dist	0	0	0	0	0	0	
Georgetown Twp Fire Distrct	464	1,068	0	1,428	2,961	1,298,312	0.2%
Lafayette Twp Fire District	6	0	0	64	71	828,286	0.0%
New Albany Twp Fire District	175	0	0	713	888	1,003,067	0.1%
City of New Albany Redevelopment	0	0	0	0	0	0	
TIF - New Albany Township	0	0	0	0	0	862,650	0.0%
TIF - New Albany City	0	125	0	0	125	4,528,867	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.

2012 Fountain County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Fountain County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Fountain County the average tax bill for all taxpayers increased by 7.1%. This tax bill rise was mainly the result of an 8.2% increase in the tax levy of all local government units and an 8.0% rise in certified net assessed value. Most of the assessment increase was due to a large rise in farmland assessments. Homestead, nonhomestead residential, and business assessments also increased. Tax rates increased in a majority of Fountain County tax districts, but tax cap credits as a percentage of the levy fell slightly, by 0.2%.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	7.1%	$12,981,869	$737,777,038	2.3%
Change		8.2%	8.0%	-0.2%
2011	-1.7%	$12,000,786	$683,420,413	2.5%

Homestead Property Taxes

Homestead property taxes increased 4.3% on average in Fountain County in 2012. Tax rates in a majority of Fountain County tax districts increased, though the county average tax rate rose only 0.2%. Fountain County's local homestead credit rate decreased in 2012, which added to the increase in homestead tax bills. The percentage of Fountain County homesteads at their tax caps dropped slightly, from 2.8% in 2011 to 2.6% in 2012.

Comparable Homestead Property Tax Changes in Fountain County

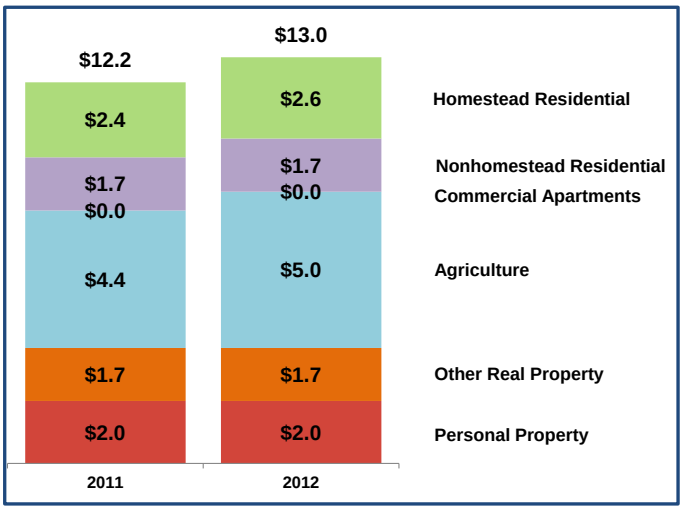
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	3,124	61.9%
No Change	381	7.5%
Lower Tax Bill	1,545	30.6%
Average Change in Tax Bill	**4.3%**	
Detailed Change in Tax Bill		
20% or More	365	7.2%
10% to 19%	956	18.9%
1% to 9%	1,803	35.7%
0%	381	7.5%
-1% to -9%	1,392	27.6%
-10% to -19%	55	1.1%
-20% or More	98	1.9%
Total	**5,050**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest part of Fountain County's 2012 net property taxes were paid by agricultural property owners, business owners on their land and buildings (other real) and business equipment (personal), and homeowners. Net tax bills for all taxpayers increased 7.1% in Fountain County in 2012. Net taxes were lower for commercial apartments and nonhomestead residential property (mostly small rentals and second homes). Taxes were much higher for agriculture, and higher for homesteads, other real property, and personal property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in a majority of Fountain County tax districts. The average tax rate increased slightly, by 0.2%. The increases in the levy and in net assessed value were nearly the same.

Levies in Fountain County increased by 8.2%. The largest levy increase was in Southeast Fountain School Corporation, due to an increase in the debt service levy. The county unit experienced a small decrease in its general fund.

Fountain County's total net assessed value increased 6.3% in 2012. Agricultural net assessments rose 13.0%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments rose 1.5%, led by an increase in business real and personal property assessments.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$449,446,393	$461,592,014	2.7%	$154,596,974	$156,832,048	1.4%
Other Residential	88,252,471	89,199,100	1.1%	87,802,553	88,488,102	0.8%
Ag Business/Land	304,889,286	344,433,656	13.0%	304,525,176	343,995,850	13.0%
Business Real/Personal	202,899,590	205,817,311	1.4%	177,012,580	180,364,221	1.9%
Total	**$1,045,487,740**	**$1,101,042,081**	**5.3%**	**$723,937,283**	**$769,680,221**	**6.3%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Fountain County were $311,097, or 2.3% of the levy. This was less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Fountain County's tax rates were lower than the state average and the state median.

More than three-fourths of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the cities of Covington and Attica, where district tax rates were above $2 per $100 assessed value. The largest dollar losses were in the Covington and Attica School Corporations, the cities of Covington and Attica, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased slightly in Fountain County in 2012 by $2,422, or 0.8%. The percentage of the levy lost to credits fell by 0.2%. There were no major changes in state policy to affect tax cap credits in 2012. Fountain County credits were nearly unchanged because there was little change in tax rates.

Tax Cap Category	2011	2012	Difference	% Change
1%	$38,879	$35,214	-$3,665	-9.4%
2%	267,884	263,614	-4,269	-1.6%
3%	0	0	0	0.0%
Elderly	6,756	12,268	5,512	81.6%
Total	$313,519	$311,097	-$2,422	-0.8%
% of Levy	2.5%	2.3%		-0.2%

Fountain County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*17,714,164*	*11,480,746*	*12,319,649*	*12,000,786*	*12,981,869*	*-35.2%*	*7.3%*	*-2.6%*	*8.2%*
State Unit	17,982	0	0	0	0	-100.0%			
Fountain County	4,049,669	3,134,571	3,187,098	3,326,208	3,294,174	-22.6%	1.7%	4.4%	-1.0%
Cain Township	12,668	12,034	12,770	12,914	13,811	-5.0%	6.1%	1.1%	6.9%
Davis Township	13,992	14,515	14,978	15,321	14,555	3.7%	3.2%	2.3%	-5.0%
Fulton Township	22,185	22,881	23,329	24,237	22,693	3.1%	2.0%	3.9%	-6.4%
Jackson Township	20,585	21,385	22,067	22,767	9,827	3.9%	3.2%	3.2%	-56.8%
Logan Township	35,935	37,271	37,082	38,908	40,086	3.7%	-0.5%	4.9%	3.0%
Millcreek Township	22,161	22,672	23,070	24,016	23,117	2.3%	1.8%	4.1%	-3.7%
Richland Township	25,023	25,910	26,103	27,634	28,593	3.5%	0.7%	5.9%	3.5%
Shawnee Township	19,971	21,583	21,831	22,573	23,246	8.1%	1.1%	3.4%	3.0%
Troy Township	45,435	46,289	47,676	48,524	48,484	1.9%	3.0%	1.8%	-0.1%
Van Buren Township	74,331	69,145	85,000	85,895	81,226	-7.0%	22.9%	1.1%	-5.4%
Wabash Township	17,977	18,922	19,492	19,880	20,478	5.3%	3.0%	2.0%	3.0%
Attica Civil City	775,417	778,049	791,499	826,554	850,116	0.3%	1.7%	4.4%	2.9%
Covington Civil City	569,687	557,481	567,729	545,792	609,359	-2.1%	1.8%	-3.9%	11.6%
Hillsboro Civil Town	50,500	52,434	53,338	55,758	57,496	3.8%	1.7%	4.5%	3.1%
Kingman Civil Town	55,540	58,037	58,709	58,524	60,961	4.5%	1.2%	-0.3%	4.2%
Mellott Civil Town	11,743	12,130	12,563	13,127	13,540	3.3%	3.6%	4.5%	3.1%
Newtown Civil Town	13,970	14,065	13,001	14,296	16,479	0.7%	-7.6%	10.0%	15.3%
Veedersburg Civil Town	331,486	252,834	256,108	259,376	272,378	-23.7%	1.3%	1.3%	5.0%
Wallace Civil Town	733	733	733	765	767	0.0%	0.0%	4.4%	0.3%
Attica Consolidated School Corp	3,395,955	1,890,882	1,962,764	2,032,488	2,097,443	-44.3%	3.8%	3.6%	3.2%
Covington Community School Corp	2,907,678	1,685,006	2,107,565	1,857,853	1,964,653	-42.0%	25.1%	-11.8%	5.7%
Southeast Fountain School Corp	4,691,204	2,188,269	2,397,238	2,090,309	2,818,840	-53.4%	9.5%	-12.8%	34.9%
Covington Public Library	176,274	184,000	187,749	193,310	202,717	4.4%	2.0%	3.0%	4.9%
Kingman-Millcreek Public Library	42,584	44,706	45,875	48,087	49,597	5.0%	2.6%	4.8%	3.1%
Attica Public Library	186,107	182,458	207,303	194,885	201,891	-2.0%	13.6%	-6.0%	3.6%
Fountain County Solid Waste Mgmt Dist	127,372	132,484	136,979	140,785	145,342	4.0%	3.4%	2.8%	3.2%
Veedersburg Redevelopment Commission	0	0	0	0	0				

Fountain County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
23001	Cain Township	1.3178	--	--	5.8510%	--	--	--	1.2407
23002	Hillsboro Town	1.9240	--	--	0.9884%	--	--	--	1.9050
23003	Davis Township	1.6412	--	--	2.2468%	--	--	--	1.6043
23004	Fulton Township	1.5801	--	--	3.7432%	--	--	--	1.5210
23005	Jackson Township	1.3137	--	--	3.7598%	--	--	--	1.2643
23006	Wallace Town	1.3670	--	--	5.7002%	--	--	--	1.2891
23007	Logan Township	1.6416	--	--	9.7923%	--	--	--	1.4808
23008	Attica City	2.5004	--	--	33.8562%	--	--	--	1.6539
23011	Richland Township	1.3325	--	--	3.8761%	--	--	--	1.2809
23012	Mellott Town	1.6786	--	--	29.1904%	--	--	--	1.1886
23013	Newtown Town	1.6310	--	--	0.1017%	--	--	--	1.6293
23014	Shawnee Township	1.5262	--	--	2.5466%	--	--	--	1.4873
23015	Troy Township	1.6697	--	--	3.5852%	--	--	--	1.6098
23016	Covington City	2.6784	--	--	1.4460%	--	--	--	2.6397
23017	Van Buren Township	1.5173	--	--	3.4800%	--	--	--	1.4645
23018	Veedersburg Town	2.1729	--	--	19.7480%	--	--	--	1.7438
23019	Wabash Township	1.5685	--	--	7.2064%	--	--	--	1.4555
23020	Millcreek Township	1.3886	--	--	4.2959%	--	--	--	1.3289
23021	Kingman Town	1.9972	--	--	5.2199%	--	--	--	1.8929

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Fountain County 2012 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	*35,214*	*263,612*	*0*	*12,268*	*311,094*	*12,981,869*	*2.4%*
TIF Total	*0*	*2*	*0*	*0*	*2*	*725,585*	*0.0%*
County Total	*35,214*	*263,614*	*0*	*12,268*	*311,097*	*13,707,454*	*2.3%*
Fountain County	5,874	46,322	0	2,615	54,811	3,294,174	1.7%
Cain Township	0	0	0	2	2	13,811	0.0%
Davis Township	0	0	0	0	0	14,555	0.0%
Fulton Township	0	0	0	12	12	22,693	0.1%
Jackson Township	0	0	0	9	9	9,827	0.1%
Logan Township	0	1,434	0	24	1,458	40,086	3.6%
Millcreek Township	0	0	0	34	34	23,117	0.1%
Richland Township	0	0	0	2	2	28,593	0.0%
Shawnee Township	0	0	0	3	3	23,246	0.0%
Troy Township	223	704	0	33	960	48,484	2.0%
Van Buren Township	1	467	0	67	535	81,226	0.7%
Wabash Township	0	0	0	4	4	20,478	0.0%
Attica Civil City	0	46,115	0	677	46,792	850,116	5.5%
Covington Civil City	13,823	43,593	0	1,881	59,297	609,359	9.7%
Hillsboro Civil Town	0	0	0	109	109	57,496	0.2%
Kingman Civil Town	2	0	0	49	51	60,961	0.1%
Mellott Civil Town	0	0	0	20	20	13,540	0.1%
Newtown Civil Town	0	0	0	1	1	16,479	0.0%
Veedersburg Civil Town	15	7,083	0	700	7,798	272,378	2.9%
Wallace Civil Town	0	0	0	0	0	767	0.0%
Attica Consolidated School Corp	0	53,164	0	906	54,070	2,097,443	2.6%
Covington Community School Corp	13,701	43,208	0	2,168	59,077	1,964,653	3.0%
Southeast Fountain School Corp	27	7,951	0	2,377	10,355	2,818,840	0.4%
Covington Public Library	1,287	4,995	0	288	6,570	202,717	3.2%
Kingman-Millcreek Public Library	1	0	0	70	71	49,597	0.1%
Attica Public Library	0	6,532	0	103	6,635	201,891	3.3%
Veedersburg Redevelopment	0	0	0	0	0	0	
Fountain County Solid Waste Mgmt Dist	259	2,044	0	115	2,418	145,342	1.7%
Veedersburg Redevelopment Commission	0	0	0	0	0	0	
TIF - Veedersburg Redevelopment	0	2	0	0	2	725,585	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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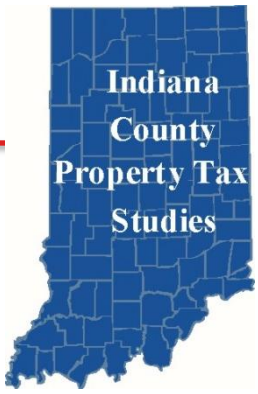

Legislative Services Agency August 2012

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In Franklin County the average tax bill for all taxpayers increased 3.6%. This tax bill rise was the result of a 3.6% increase in the tax levy of all local government units, combined with a 2.6% rise in certified net assessed value. Other residential assessments increased the most, but homestead and business assessments also increased. Agricultural assessments declined because a large number of agricultural parcels were reclassified to other categories. A levy increase that exceeded assessment growth caused tax rates to rise in most Franklin County tax districts. This caused a small 0.2% increase in tax cap credits as a percent of the levy in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	3.6%	$13,682,859	$981,387,086	0.3%
Change		3.6%	2.6%	0.2%
2011	7.2%	$13,201,594	$956,619,048	0.1%

Homestead Property Taxes

Homestead property taxes increased 2.1% on average in Franklin County in 2012. Tax rates in a majority of Franklin County tax districts increased, and the county average tax rate rose 1.0%. Few homesteads in Franklin County are at their tax caps, because tax rates are so low. The percentage of homesteads at their caps rose slightly, from 0.4% in 2011 to 1.0% in 2012.

Comparable Homestead Property Tax Changes in Franklin County

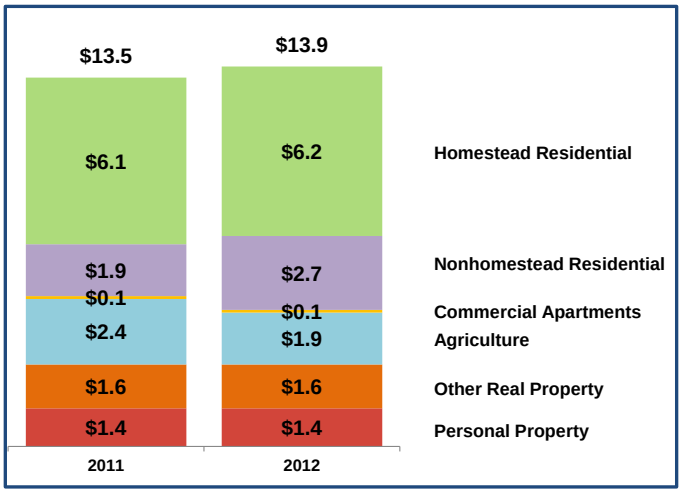
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	3,938	60.7%
No Change	132	2.0%
Lower Tax Bill	2,419	37.3%
Average Change in Tax Bill	**2.1%**	
Detailed Change in Tax Bill		
20% or More	249	3.8%
10% to 19%	263	4.1%
1% to 9%	3,426	52.8%
0%	132	2.0%
-1% to -9%	2,134	32.9%
-10% to -19%	165	2.5%
-20% or More	120	1.8%
Total	**6,489**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest part of Franklin County's 2012 net property taxes were paid by homeowners, and by business owners on their land and buildings (other real) and equipment (personal property). Net tax bills for all taxpayers increased 3.6% in Franklin County in 2012. Net taxes were much higher for nonhomestead residential property (mostly small rentals and second homes), and higher for homesteads, other real and personal property. Net taxes decreased for agricultural property and commercial apartments.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in a majority of Franklin County tax districts. The average tax rate rose by 1.0%, because the increase in the levy exceeded the increase in net assessed value.

Levies in Franklin County increased by 3.6%. The largest levy increase was in the county unit, mainly due to increases in a bond fund. The Franklin County Library general fund and capital projects fund levies also increased. The Franklin County School Corporation had decreases in its capital projects, bus replacement, transportation, and debt service funds.

Franklin County's total net assessed value increased 2.9% in 2012. Agricultural net assessments fell by 21.9% because of a large number of parcel reclassifications from agricultural use to residential or other use. Assessments on property that had an agricultural use in both 2011 and 2012 rose 10.9% due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$973,492,209	$979,780,700	0.6%	$450,416,529	$456,721,918	1.4%
Other Residential	138,111,600	198,236,200	43.5%	136,580,522	196,692,564	44.0%
Ag Business/Land	188,477,200	147,392,200	-21.8%	187,388,354	146,388,670	-21.9%
Business Real/Personal	252,534,361	252,344,223	-0.1%	200,056,130	202,776,261	1.4%
Total	**$1,552,615,370**	**$1,577,753,323**	**1.6%**	**$974,441,535**	**$1,002,579,413**	**2.9%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Franklin County were $42,483, or 0.3% of the levy. This was much less than the state average percentage of the levy of 9.2%, and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Franklin County's tax rates were much lower than the state median.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category. The largest percentage losses were in the town of Brookville, in the one tax district in the county where the tax rate exceeded $2 per $100 assessed value. The largest dollar losses were in the town of Brookville and the Franklin County School Corporation.

Tax Cap Credits by Category

Tax cap credits increased in Franklin County in 2012 by $24,298, or 133.6%. The percentage of the levy lost to credits rose by 0.2%, but remained extremely low. There were no major changes in state policy to affect tax cap credits in 2012. Franklin County credits increased mainly because many district tax rates increased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$2,662	$8,192	$5,530	207.7%
2%	10,073	29,671	19,598	194.6%
3%	0	0	0	0.0%
Elderly	5,450	4,620	-830	-15.2%
Total	$18,185	$42,483	$24,298	133.6%
% of Levy	0.1%	0.3%		0.2%

Franklin County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*20,140,844*	*12,128,545*	*12,739,280*	*13,201,594*	*13,682,859*	*-39.8%*	*5.0%*	*3.6%*	*3.6%*
State Unit	26,073	0	0	0	0	-100.0%			
Franklin County	3,136,346	2,766,897	2,812,303	2,979,867	3,477,055	-11.8%	1.6%	6.0%	16.7%
Bath Township	8,760	9,234	9,423	10,048	11,092	5.4%	2.0%	6.6%	10.4%
Blooming Grove Township	12,678	13,785	14,267	14,910	16,373	8.7%	3.5%	4.5%	9.8%
Brookville Township	41,280	43,661	45,789	49,769	51,808	5.8%	4.9%	8.7%	4.1%
Butler Township	7,787	8,469	8,737	9,158	9,390	8.8%	3.2%	4.8%	2.5%
Fairfield Township	8,553	9,402	9,748	9,999	9,965	9.9%	3.7%	2.6%	-0.3%
Highland Township	13,364	14,352	14,847	15,542	16,870	7.4%	3.4%	4.7%	8.5%
Laurel Township	15,790	17,253	17,722	18,380	18,766	9.3%	2.7%	3.7%	2.1%
Metamora Township	15,015	16,282	16,737	17,347	18,875	8.4%	2.8%	3.6%	8.8%
Posey Township	6,207	6,869	7,013	7,981	7,930	10.7%	2.1%	13.8%	-0.6%
Ray Township	19,835	21,877	20,150	20,621	24,280	10.3%	-7.9%	2.3%	17.7%
Salt Creek Township	8,416	9,394	8,629	10,311	10,657	11.6%	-8.1%	19.5%	3.4%
Springfield Township	16,559	17,847	18,396	13,491	16,375	7.8%	3.1%	-26.7%	21.4%
Whitewater Township	31,322	34,654	35,470	37,671	40,796	10.6%	2.4%	6.2%	8.3%
Batesville Civil City	494,151	472,543	494,112	484,082	518,395	-4.4%	4.6%	-2.0%	7.1%
Cedar Grove Civil Town	3,383	2,843	2,841	2,839	3,576	-16.0%	-0.1%	-0.1%	26.0%
Laurel Civil Town	30,458	32,431	33,825	37,786	39,189	6.5%	4.3%	11.7%	3.7%
Mt. Carmel Civil Town	0	0	0	0	0				
Oldenburg Civil Town	121,053	117,690	129,322	135,417	141,039	-2.8%	9.9%	4.7%	4.2%
Brookville Civil Town	494,482	525,302	569,974	608,544	662,104	6.2%	8.5%	6.8%	8.8%
Franklin County Community School Corp	10,811,711	5,171,994	5,504,281	5,955,163	5,483,182	-52.2%	6.4%	8.2%	-7.9%
Batesville Community School Corp	3,625,431	1,725,543	1,876,654	1,818,744	1,919,834	-52.4%	8.8%	-3.1%	5.6%
Union County School Corp	478,175	347,272	341,391	363,759	381,237	-27.4%	-1.7%	6.6%	4.8%
Franklin County Public Library District	469,170	495,019	494,181	330,750	542,625	5.5%	-0.2%	-33.1%	64.1%
Batesville Public Library	129,690	128,565	130,253	131,751	140,735	-0.9%	1.3%	1.2%	6.8%
Southwest Franklin Co Fire Territory	0	0	0	0	0				
Southeastern Indiana Solid Waste Mgmt	115,155	119,367	123,215	117,664	120,711	3.7%	3.2%	-4.5%	2.6%

Franklin County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
24001	Bath Township	1.6364	--	--	--	--	--	--	1.6364
24002	Blooming Grove Township	1.3440	--	--	--	--	--	--	1.3440
24003	Brookville Township	1.3280	--	--	--	--	--	--	1.3280
24004	Brookville Town	2.1469	--	--	--	--	--	--	2.1469
24005	Butler Township-East	1.1841	--	--	--	--	--	--	1.1841
24006	Butler Township-West	1.1120	--	--	--	--	--	--	1.1120
24007	Fairfield Township	1.3361	--	--	--	--	--	--	1.3361
24008	Highland Township	1.1962	--	--	--	--	--	--	1.1962
24009	Cedar Grove Town	1.2741	--	--	--	--	--	--	1.2741
24010	Laurel Township	1.3555	--	--	--	--	--	--	1.3555
24011	Laurel Town	1.9560	--	--	--	--	--	--	1.9560
24012	Metamora Township	1.3546	--	--	--	--	--	--	1.3546
24013	Posey Township	1.3330	--	--	--	--	--	--	1.3330
24014	Ray Township	1.1897	--	--	--	--	--	--	1.1897
24015	Batesville City	1.7666	--	--	--	--	--	--	1.7666
24016	Oldenburg Town	1.5431	--	--	--	--	--	--	1.5431
24017	Salt Creek Township-North	1.1925	--	--	--	--	--	--	1.1925
24018	Salt Creek Township-South	1.1204	--	--	--	--	--	--	1.1204
24019	Springfield Township	1.1916	--	--	--	--	--	--	1.1916
24020	Mt Carmel Town	1.1847	--	--	--	--	--	--	1.1847
24021	Whitewater Township	1.1969	--	--	--	--	--	--	1.1969
24022	Ray Township Fire Terr	1.2471	--	--	--	--	--	--	1.2471
24023	Salt Creek South Fire Terr	1.1849	--	--	--	--	--	--	1.1849
24024	Butler West Fire Terr	1.1771	--	--	--	--	--	--	1.1771
24025	Butler East Fire Terr	1.2492	--	--	--	--	--	--	1.2492
24026	Salt Creek North Fire Terr	1.2570	--	--	--	--	--	--	1.2570

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Franklin County 2012 Circuit Breaker Cap Credits

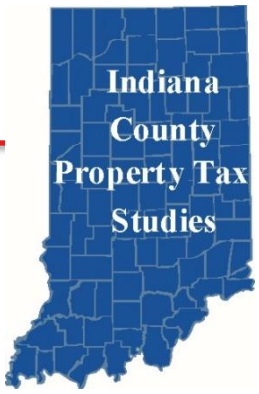
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*8,192*	*29,671*	*0*	*4,620*	*42,483*	*13,682,859*	*0.3%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*3,755*	*0.0%*
County Total	*8,192*	*29,671*	*0*	*4,620*	*42,483*	*13,686,614*	*0.3%*
Franklin County	1,451	4,897	0	1,026	7,374	3,477,055	0.2%
Bath Township	0	0	0	0	0	11,092	0.0%
Blooming Grove Township	0	0	0	2	2	16,373	0.0%
Brookville Township	45	246	0	17	308	51,808	0.6%
Butler Township	0	0	0	0	0	9,390	0.0%
Fairfield Township	0	0	0	3	3	9,965	0.0%
Highland Township	0	0	0	2	2	16,870	0.0%
Laurel Township	0	0	0	2	2	18,766	0.0%
Metamora Township	0	0	0	5	5	18,875	0.0%
Posey Township	0	0	0	5	5	7,930	0.1%
Ray Township	16	0	0	15	31	24,280	0.1%
Salt Creek Township	0	0	0	2	2	10,657	0.0%
Springfield Township	0	0	0	0	0	16,375	0.0%
Whitewater Township	0	0	0	8	8	40,796	0.0%
Batesville Civil City	938	0	0	323	1,261	518,395	0.2%
Cedar Grove Civil Town	0	0	0	1	1	3,576	0.0%
Laurel Civil Town	0	0	0	5	5	39,189	0.0%
Mt. Carmel Civil Town	0	0	0	0	0	0	
Oldenburg Civil Town	0	0	0	128	128	141,039	0.1%
Brookville Civil Town	2,076	11,424	0	556	14,056	662,104	2.1%
Franklin County Community School Corp	2,007	11,041	0	1,311	14,359	5,483,182	0.3%
Batesville Community School Corp	1,152	0	0	912	2,064	1,919,834	0.1%
Union County School Corp	0	0	0	0	0	381,237	0.0%
Franklin County Public Library District	344	1,893	0	175	2,413	542,625	0.4%
Batesville Public Library	113	0	0	86	199	140,735	0.1%
Southwest Franklin Co Fire Territory	0	0	0	0	0	0	
Southeastern Indiana Solid Waste Mgmt Dist	50	170	0	36	256	120,711	0.2%
TIF - Batesville I-74	0	0	0	0	0	3,755	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.

2012 Fulton County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Fulton County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Fulton County the average tax bill for all taxpayers was almost unchanged, decreasing by 0.1%. The reason for this small change is that Fulton County tax levies were almost unchanged. Fulton County's certified net assessed value increased by 2.9%, mainly due to a big increase in farmland assessments. Homestead and other residential assessments decreased, which may have been a legacy of the recession. Tax cap credits as a percent of the levy increased slightly by 0.2% in Fulton County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-0.1%	$16,262,378	$979,111,181	0.7%
Change		0.0%	2.9%	0.2%
2011	8.3%	$16,266,471	$951,411,073	0.5%

Homestead Property Taxes

Homestead property taxes decreased 0.7% on average in Fulton County in 2012. Tax rates decreased in half of Fulton County tax districts and increased in half. The county average tax rate fell by 2.9%. Few homesteads in Fulton County are at their tax caps, because tax rates and home values are low. The percentage of homesteads at their caps rose slightly, from 0.1% in 2011 to 0.2% in 2012.

Comparable Homestead Property Tax Changes in Fulton County

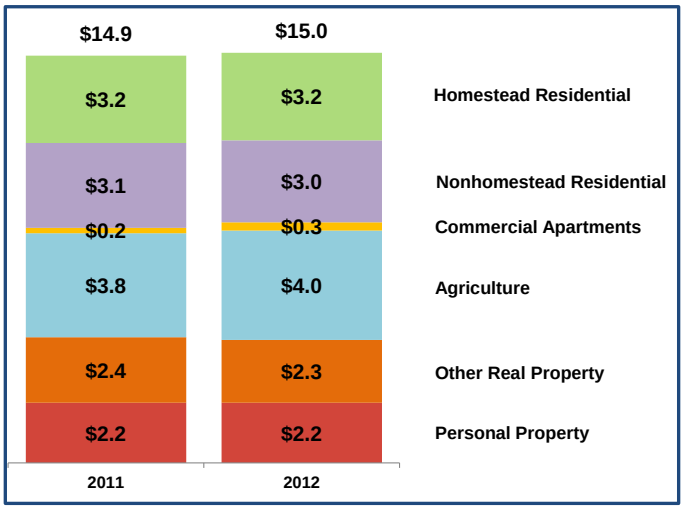
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,606	44.7%
No Change	346	5.9%
Lower Tax Bill	2,872	49.3%
Average Change in Tax Bill	**-0.7%**	
Detailed Change in Tax Bill		
20% or More	487	8.4%
10% to 19%	316	5.4%
1% to 9%	1,803	31.0%
0%	346	5.9%
-1% to -9%	1,940	33.3%
-10% to -19%	342	5.9%
-20% or More	590	10.1%
Total	**5,824**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Fulton County's net property taxes were spread among business owners (other real and personal property), agricultural property owners, homeowners, and nonhomestead residential property owners (mainly small rentals and second homes). Net tax bills for all taxpayers decreased slightly, by 0.1% in Fulton County in 2012. Net taxes were lower on homesteads, nonhomestead residential property, and business property (both other real and personal property, which is mostly business equipment). Net taxes were much higher on commercial apartments and higher for agricultural property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in half of Fulton County tax districts. The average tax rate fell by 2.9%, because net assessed value increased while the levy was almost unchanged.

The total levy in Fulton County was nearly the same in 2012 as in 2011. The largest levy increase was in the county unit, due to increases in the debt service and general funds. The Caston School Corporation had large decreases in its transportation and debt service funds.

Fulton County's total net assessed value increased 2.8% in 2012. Agricultural net assessments rose 12.0%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 0.7%. This decline may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$636,069,082	$632,083,994	-0.6%	$247,885,197	$246,376,351	-0.6%
Other Residential	189,622,426	185,830,926	-2.0%	188,001,709	184,509,385	-1.9%
Ag Business/Land	271,067,350	304,863,320	12.5%	270,620,222	303,048,936	12.0%
Business Real/Personal	297,728,252	296,526,253	-0.4%	261,124,224	261,051,309	0.0%
Total	**$1,394,487,110**	**$1,419,304,493**	**1.8%**	**$967,631,352**	**$994,985,981**	**2.8%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Fulton County were $110,094, or 0.7% of the levy. This was much less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Fulton County's tax rates were less than the state average and the state median.

Most of the total tax cap credits were in the 2% nonhomestead/farmland category. The largest percentage losses were in the towns of Akron, Fulton, and Kewanna, where district tax rates were above $2 per $100 assessed value. The largest dollar losses were in the county unit, the city of Rochester, and the Tippecanoe Valley School Corporation.

Tax Cap Credits by Category

Tax cap credits increased in Fulton County in 2012 by $24,634, or 28.8%. The percentage of the levy lost to credits rose slightly by 0.2%. There were no major changes in state policy to affect tax cap credits in 2012. Fulton County credits increased mainly because tax rates increased in two districts where they were already over $2 per $100 assessed value.

Tax Cap Category	2011	2012	Difference	% Change
1%	$1,046	$1,671	$625	59.7%
2%	68,023	95,950	27,927	41.1%
3%	0	0	0	0.0%
Elderly	16,390	12,473	-3,917	-23.9%
Total	$85,459	$110,094	$24,634	28.8%
% of Levy	0.5%	0.7%		0.2%

Fulton County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*23,651,403*	*15,135,589*	*15,603,983*	*16,266,471*	*16,262,378*	*-36.0%*	*3.1%*	*4.2%*	*0.0%*
State Unit	24,206	0	0	0	0	-100.0%			
Fulton County	4,763,447	3,646,338	3,652,894	3,986,413	4,211,157	-23.5%	0.2%	9.1%	5.6%
Aubbeenaubbee Township	50,306	51,954	47,294	54,841	43,685	3.3%	-9.0%	16.0%	-20.3%
Henry Township	67,265	70,283	72,182	72,918	76,081	4.5%	2.7%	1.0%	4.3%
Liberty Township	39,722	40,465	41,617	43,610	45,281	1.9%	2.8%	4.8%	3.8%
Newcastle Township	46,880	46,929	46,678	37,205	40,887	0.1%	-0.5%	-20.3%	9.9%
Richland Township	30,825	29,566	31,111	30,921	31,148	-4.1%	5.2%	-0.6%	0.7%
Rochester Township	159,137	168,847	173,712	173,299	182,733	6.1%	2.9%	-0.2%	5.4%
Union Township	67,088	69,289	67,385	74,103	76,882	3.3%	-2.7%	10.0%	3.8%
Wayne Township	46,027	47,181	45,771	48,851	50,367	2.5%	-3.0%	6.7%	3.1%
Rochester Civil City	2,286,493	2,248,770	2,349,530	2,409,134	2,487,378	-1.6%	4.5%	2.5%	3.2%
Akron Civil Town	195,663	198,872	208,234	212,848	205,685	1.6%	4.7%	2.2%	-3.4%
Fulton Civil Town	37,558	40,637	41,891	43,634	45,195	8.2%	3.1%	4.2%	3.6%
Kewanna Civil Town	167,106	172,812	178,792	185,141	192,122	3.4%	3.5%	3.6%	3.8%
Rochester Community School Corp	8,264,304	3,763,764	3,827,585	3,872,447	3,990,618	-54.5%	1.7%	1.2%	3.1%
Caston School Corp	2,228,268	1,054,900	1,103,712	1,087,671	630,916	-52.7%	4.6%	-1.5%	-42.0%
Tippecanoe Valley School Corp	2,717,852	1,462,004	1,672,626	1,652,645	1,680,944	-46.2%	14.4%	-1.2%	1.7%
Culver Community School Corp	416,273	195,345	212,273	196,908	202,919	-53.1%	8.7%	-7.2%	3.1%
Eastern Pulaski Community School Corp	255,793	147,783	146,556	160,402	189,659	-42.2%	-0.8%	9.4%	18.2%
Akron Carnegie Public Library	226,413	215,848	215,634	217,283	226,567	-4.7%	-0.1%	0.8%	4.3%
Kewanna Public Library	74,906	76,335	76,206	148,314	165,664	1.9%	-0.2%	94.6%	11.7%
Fulton County Public Library	1,021,931	1,047,911	1,043,861	1,145,922	1,129,114	2.5%	-0.4%	9.8%	-1.5%
Fulton County Solid Waste Mgmt Dist	0	0	0	0	0				
Fulton County Airport Authority	463,940	339,756	348,439	411,961	357,376	-26.8%	2.6%	18.2%	-13.3%

Fulton County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
25001	Aubbeenaubbee Township	1.0801	4.2366%	--	35.2089%	--	--	--	0.6540
25002	Henry Township	1.8725	4.2366%	--	15.0038%	--	--	--	1.5122
25003	Akron Town	2.8433	4.2366%	--	21.1033%	--	--	--	2.1228
25004	Liberty Township	1.0167	4.2366%	--	16.9304%	--	--	--	0.8015
25005	Fulton Town	2.3180	4.2366%	--	2.8971%	--	--	--	2.1526
25006	Newcastle Township	1.7721	4.2366%	--	9.5644%	--	--	--	1.5275
25007	Richland Township	1.3598	4.2366%	--	43.5343%	--	--	--	0.7102
25008	Rochester Township	1.3991	4.2366%	--	16.8058%	--	--	--	1.1047
25009	Rochester City	2.1316	4.2366%	--	16.7268%	--	--	--	1.6847
25011	Kewanna Town	2.7488	4.2366%	--	31.9263%	--	--	--	1.7548
25012	Wayne Township	1.0395	4.2366%	--	100.0000%	--	--	--	0.0000
25013	Union Twp - Rochester Schools	1.4862	4.2366%	--	21.5915%	--	--	--	1.1023
25014	Union Twp - Eastern Pulaski Schools	1.5064	4.2366%	--	24.4329%	--	--	--	1.0745
25015	Union Twp - Caston Schools	1.1408	4.2366%	--	13.6710%	--	--	--	0.9365

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Fulton County 2012 Circuit Breaker Cap Credits

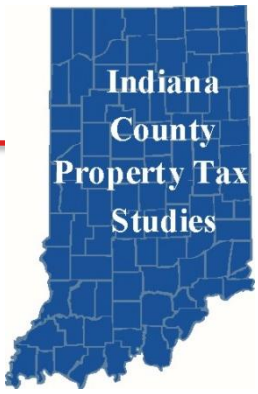
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*1,671*	*95,950*	*0*	*12,473*	*110,094*	*16,262,378*	*0.7%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*139*	*0.0%*
County Total	*1,671*	*95,950*	*0*	*12,473*	*110,094*	*16,262,517*	*0.7%*
Fulton County	302	16,572	0	2,937	19,811	4,211,157	0.5%
Aubbeenaubbee Township	0	0	0	4	4	43,685	0.0%
Henry Township	4	271	0	79	355	76,081	0.5%
Liberty Township	0	18	0	20	39	45,281	0.1%
Newcastle Township	0	0	0	9	9	40,887	0.0%
Richland Township	0	0	0	5	5	31,148	0.0%
Rochester Township	4	149	0	141	294	182,733	0.2%
Union Township	0	257	0	100	357	76,882	0.5%
Wayne Township	0	0	0	0	0	50,367	0.0%
Rochester Civil City	375	14,440	0	2,262	17,077	2,487,378	0.7%
Akron Civil Town	253	15,253	0	305	15,810	205,685	7.7%
Fulton Civil Town	0	1,239	0	44	1,283	45,195	2.8%
Kewanna Civil Town	0	8,725	0	95	8,820	192,122	4.6%
Union Township School Corp	0	0	0	0	0	0	
Rochester Community School Corp	323	12,436	0	3,394	16,153	3,990,618	0.4%
Caston School Corp	0	2,194	0	163	2,358	630,916	0.4%
Tippecanoe Valley School Corp	264	15,936	0	1,343	17,543	1,680,944	1.0%
Culver Community School Corp	0	0	0	20	20	202,919	0.0%
Eastern Pulaski Community School Corp	0	0	0	176	176	189,659	0.1%
Akron Carnegie Public Library	55	3,314	0	252	3,621	226,567	1.6%
Kewanna Public Library	0	1,108	0	205	1,314	165,664	0.8%
Fulton County Public Library	65	2,631	0	669	3,365	1,129,114	0.3%
Fulton County Solid Waste Mgmt Dist	0	0	0	0	0	0	
Fulton County Airport Authority	26	1,406	0	249	1,681	357,376	0.5%
TIF - Richland Twp - 4Th St	0	0	0	0	0	0	
TIF - Rochester Twp -4Th St	0	0	0	0	0	0	
TIF - Rochester City - 4Th St	0	0	0	0	0	139	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.

2012 Gibson County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Gibson County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Gibson County the average tax bill for all taxpayers increased 6.5%. This tax bill rise was the result of a 4.8% increase in the tax levy of all local government units, combined with a 3.2% rise in certified net assessed value. Farmland assessments increased the most, but homestead, other residential, and business net assessments also increased. A levy increase that exceeded assessment growth caused tax rates to rise in some of the larger Gibson County tax districts, though rates in more districts fell. The rate increases caused tax cap credits as a percent of the levy to rise by 0.6% in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	6.5%	$36,584,776	$1,839,443,529	3.0%
Change		4.8%	3.2%	0.6%
2011	-2.2%	$34,913,793	$1,782,989,750	2.5%

Homestead Property Taxes

Homestead property taxes increased 2.6% on average in Gibson County in 2012. Tax rates in a majority of Gibson County tax districts decreased, though the county average tax rate rose 1.9%. The percentage of Gibson County homesteads at their tax caps increased slightly, from 7.4% in 2011 to 9.1% in 2012.

Comparable Homestead Property Tax Changes in Gibson County

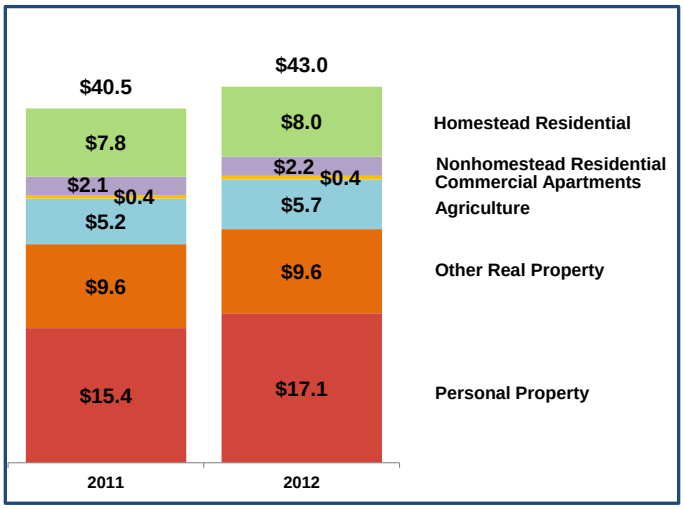
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	5,101	50.9%
No Change	718	7.2%
Lower Tax Bill	4,193	41.9%
Average Change in Tax Bill	**2.6%**	
Detailed Change in Tax Bill		
20% or More	1,185	11.8%
10% to 19%	1,094	10.9%
1% to 9%	2,822	28.2%
0%	718	7.2%
-1% to -9%	2,437	24.3%
-10% to -19%	1,308	13.1%
-20% or More	448	4.5%
Total	**10,012**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

A majority of Gibson County's 2012 net property taxes were paid by business owners on their business equipment (personal) and their land and buildings (other real). Net tax bills for all taxpayers increased 6.5% in Gibson County in 2012. Net taxes were lower for commercial apartments, nearly unchanged for other real property, and higher for all other property categories.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in a majority of Gibson County tax districts. The average tax rate rose by 1.9%, because a levy increase was not offset by a smaller increase in net assessed value.

Levies in Gibson County increased by 4.8%. The largest levy increase was in the city of Princeton, mainly due to increases in the special fire protection territory general fund and the motor vehicle highway fund. East Gibson School Corporation had large decreases in its capital projects and bus replacement funds, and South Gibson School Corporation had a large decrease in its capital projects fund.

Gibson County's total net assessed value increased 3.4% in 2012. Agricultural net assessments rose 12.5%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. All other categories of property saw increases in net assessments as well.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$1,036,128,698	$1,061,857,020	2.5%	$403,020,076	$417,868,404	3.7%
Other Residential	119,755,600	123,583,000	3.2%	119,000,758	122,778,196	3.2%
Ag Business/Land	300,449,800	338,286,000	12.6%	299,931,678	337,385,480	12.5%
Business Real/Personal	1,538,103,692	1,527,214,536	-0.7%	1,325,270,472	1,342,596,019	1.3%
Total	**$2,994,437,790**	**$3,050,940,556**	**1.9%**	**$2,147,222,984**	**$2,220,628,099**	**3.4%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Gibson County were $1.3 million, or 3.0% of the levy. This was less than the state average percentage of the levy of 9.2%, but near the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Gibson County's tax rates were close to the state median.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in Oakland City and the town of Owensville, where district tax rates were above $3 per $100 assessed value. The largest dollar losses were in the city of Princeton, the North Gibson School Corporation, and the county unit.

Tax Cap Credits by Category

Tax cap credits increased in Gibson County in 2012 by $317,068, or 31.4%. The percentage of the levy lost to credits rose by 0.6%. There were no major changes in state policy to affect tax cap credits in 2012. Gibson County credits increased mainly because the county average tax rate increased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$227,822	$294,178	$66,355	29.1%
2%	715,725	913,607	197,882	27.6%
3%	41,647	75,338	33,692	80.9%
Elderly	25,156	44,295	19,139	76.1%
Total	$1,010,350	$1,327,418	$317,068	31.4%
% of Levy	2.5%	3.0%		0.6%

Gibson County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*45,562,707*	*33,066,086*	*35,994,043*	*34,913,793*	*36,584,776*	*-27.4%*	*8.9%*	*-3.0%*	*4.8%*
State Unit	39,188	0	0	0	0	-100.0%			
Gibson County	11,193,066	9,545,732	9,956,172	10,257,541	10,587,837	-14.7%	4.3%	3.0%	3.2%
Barton Township	49,430	52,054	53,286	55,540	57,337	5.3%	2.4%	4.2%	3.2%
Center Township	28,889	27,551	31,493	32,264	33,451	-4.6%	14.3%	2.4%	3.7%
Columbia Township	90,130	94,739	98,027	100,839	104,039	5.1%	3.5%	2.9%	3.2%
Johnson Township	25,832	27,209	27,631	28,926	29,935	5.3%	1.6%	4.7%	3.5%
Montgomery Township	72,748	75,548	78,755	81,169	83,003	3.8%	4.2%	3.1%	2.3%
Patoka Township	2,560,693	2,647,986	2,749,882	207,004	103,385	3.4%	3.8%	-92.5%	-50.1%
Union Township	169,590	173,069	179,678	184,508	189,389	2.1%	3.8%	2.7%	2.6%
Wabash Township	31,259	32,593	32,227	33,338	34,958	4.3%	-1.1%	3.4%	4.9%
Washington Township	23,172	24,542	25,003	26,118	26,889	5.9%	1.9%	4.5%	3.0%
White River Township	54,555	56,597	59,216	61,020	62,885	3.7%	4.6%	3.0%	3.1%
Princeton Civil City	2,285,406	2,278,151	2,238,082	2,861,609	4,114,058	-0.3%	-1.8%	27.9%	43.8%
Oakland City Civil City	405,785	420,160	441,600	436,695	460,149	3.5%	5.1%	-1.1%	5.4%
Fort Branch Civil Town	203,731	233,177	251,336	265,797	281,681	14.5%	7.8%	5.8%	6.0%
Francisco Civil Town	39,976	42,726	44,739	45,933	47,367	6.9%	4.7%	2.7%	3.1%
Haubstadt Civil Town	559,739	569,430	580,675	333,346	625,469	1.7%	2.0%	-42.6%	87.6%
Hazelton Civil Town	14,085	14,539	15,300	15,262	16,199	3.2%	5.2%	-0.2%	6.1%
Mackey Civil Town	10,195	10,800	11,211	11,508	11,871	5.9%	3.8%	2.6%	3.2%
Owensville Civil Town	315,303	319,991	340,133	360,320	371,000	1.5%	6.3%	5.9%	3.0%
Patoka Civil Town	21,367	22,940	23,385	23,456	25,201	7.4%	1.9%	0.3%	7.4%
Somerville Civil Town	1,542	1,603	1,665	1,709	1,762	4.0%	3.9%	2.6%	3.1%
East Gibson School Corp	4,217,608	2,169,560	2,375,350	2,365,837	2,024,283	-48.6%	9.5%	-0.4%	-14.4%
North Gibson School Corp	8,869,309	4,809,943	7,019,173	7,573,500	7,973,489	-45.8%	45.9%	7.9%	5.3%
South Gibson School Corp	11,937,902	6,953,509	6,938,652	6,984,956	6,677,929	-41.8%	-0.2%	0.7%	-4.4%
Oakland City-Columbia Township Pub Library	121,030	126,999	131,769	135,246	139,451	4.9%	3.8%	2.6%	3.1%
Owensville Carnegie Library	222,965	232,313	111,745	181,588	182,014	4.2%	-51.9%	62.5%	0.2%
Fort Branch-Johnson Township Library	282,316	297,114	304,382	316,531	326,455	5.2%	2.4%	4.0%	3.1%
Princeton-Patoka Township Public Library	443,868	466,452	486,211	500,036	515,601	5.1%	4.2%	2.8%	3.1%
Owensville-Montgomery Township Fire	293,961	305,372	319,021	328,526	339,073	3.9%	4.5%	3.0%	3.2%
Gibson Co Solid Waste Management Dist	978,067	1,033,687	1,068,244	1,103,671	1,138,616	5.7%	3.3%	3.3%	3.2%
Gibson County Redevelopment Commission	0	0	0	0	0				

Gibson County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
26001	Barton Township	1.5599	--	--	--	--	--	--	1.5599
26002	Mackey Town	2.3773	--	--	--	--	--	--	2.3773
26003	Somerville Town	1.5910	--	--	--	--	--	--	1.5910
26004	Center Township	1.5227	--	--	--	--	--	--	1.5227
26005	Francisco Town	2.3502	--	--	--	--	--	--	2.3502
26006	Columbia Township	1.7508	--	--	--	--	--	--	1.7508
26007	Oakland City	3.0442	--	--	--	--	--	--	3.0442
26009	Haubstadt Town	2.3327	--	--	--	--	--	--	2.3327
26017	Washington Township	1.7363	--	--	--	--	--	--	1.7363
26018	White River Township	1.8074	--	--	--	--	--	--	1.8074
26019	Hazelton Town	2.4012	--	--	--	--	--	--	2.4012
26020	Patoka Town	1.9812	--	--	--	--	--	--	1.9812
26021	Montgomery Township	1.5946	--	--	--	--	--	--	1.5946
26022	Owensville Town	3.2670	--	--	--	--	--	--	3.2670
26023	Wabash Township	1.5999	--	--	--	--	--	--	1.5999
26024	Johnson Township	1.7349	--	--	--	--	--	--	1.7349
26025	Union Township	1.6440	--	--	--	--	--	--	1.6440
26026	Fort Branch Town	2.1085	--	--	--	--	--	--	2.1085
26027	Patoka Township	2.0649	--	--	--	--	--	--	2.0649
26028	Princeton City	3.0523	--	--	--	--	--	--	3.0523

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Gibson County 2012 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	*294,178*	*913,607*	*75,338*	*44,295*	*1,327,418*	*36,584,776*	*3.6%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*7,371,693*	*0.0%*
County Total	*294,178*	*913,607*	*75,338*	*44,295*	*1,327,418*	*43,956,469*	*3.0%*
Gibson County	59,410	177,957	14,083	10,429	261,878	10,587,837	2.5%
Barton Township	0	43	0	11	54	57,337	0.1%
Center Township	11	49	0	2	62	33,451	0.2%
Columbia Township	471	2,649	89	99	3,307	104,039	3.2%
Johnson Township	202	185	0	40	427	29,935	1.4%
Montgomery Township	144	402	59	27	631	83,003	0.8%
Patoka Township	1,091	3,398	309	127	4,925	103,385	4.8%
Union Township	401	882	0	359	1,642	189,389	0.9%
Wabash Township	0	0	0	0	0	34,958	0.0%
Washington Township	3	0	0	38	41	26,889	0.2%
White River Township	49	73	0	24	146	62,885	0.2%
Princeton Civil City	81,207	263,447	25,341	6,449	376,444	4,114,058	9.2%
Oakland City Civil City	11,161	62,793	2,111	2,052	78,117	460,149	17.0%
Fort Branch Civil Town	1,635	3,596	0	1,351	6,583	281,681	2.3%
Francisco Civil Town	0	1,674	0	19	1,693	47,367	3.6%
Haubstadt Civil Town	10,249	9,525	0	1,925	21,699	625,469	3.5%
Hazelton Civil Town	0	910	0	19	930	16,199	5.7%
Mackey Civil Town	0	759	0	0	760	11,871	6.4%
Owensville Civil Town	12,767	36,176	5,294	1,788	56,026	371,000	15.1%
Patoka Civil Town	35	0	0	80	115	25,201	0.5%
Somerville Civil Town	0	0	0	0	0	1,762	0.0%
East Gibson School Corp	7,030	40,880	1,293	1,485	50,688	2,024,283	2.5%
North Gibson School Corp	73,377	228,243	20,614	9,554	331,788	7,973,489	4.2%
South Gibson School Corp	19,547	33,068	2,509	5,755	60,879	6,677,929	0.9%
Oakland City-Columbia Township Pub Library	1,165	6,555	220	227	8,168	139,451	5.9%
Owensville Carnegie Library	296	827	121	56	1,300	182,014	0.7%
Fort Branch-Johnson Township Library	1,508	1,790	0	517	3,815	326,455	1.2%
Princeton-Patoka Township Public Library	5,442	16,947	1,540	632	24,561	515,601	4.8%
Owensville-Montgomery Township Fire	587	1,641	240	110	2,579	339,073	0.8%
Gibson Co Solid Waste Management Dist	6,389	19,137	1,514	1,122	28,162	1,138,616	2.5%
Gibson County Solid Waste	0	0	0	0	0	0	
Gibson County Redevelopment Commission	0	0	0	0	0	0	
TIF - Union Township	0	0	0	0	0	0	
TIF - Patoka Township	0	0	0	0	0	7,371,693	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.
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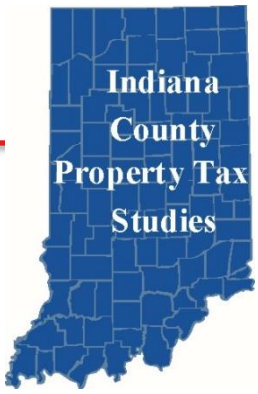

Legislative Services Agency August 2012

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In Grant County the average tax bill for all taxpayers decreased by 5.9%. This tax bill decrease was mainly the result of the 4.8% decrease in the tax levy of all local government units. Grant County certified net assessed value grew by 1.9% in 2012. A large increase in farmland assessments was offset by decreases in other residential and business assessments, which may have been a legacy of the recession. Falling levies caused tax rates to fall in most Grant County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell by 1.1% in Grant County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-5.9%	$51,218,532	$2,055,677,954	2.6%
Change		-4.8%	1.9%	-1.1%
2011	2.6%	$53,817,619	$2,017,631,472	3.8%

Homestead Property Taxes

Homestead property taxes decreased 6.9% on average in Grant County in 2012. Tax rates in most Grant County tax districts decreased. The county average tax rate fell by 6.6%, leading to the drop in homestead property tax bills. Grant County's high residential property credit meant that very few homesteads were eligible for the tax cap credits in 2012.

Comparable Homestead Property Tax Changes in Grant County

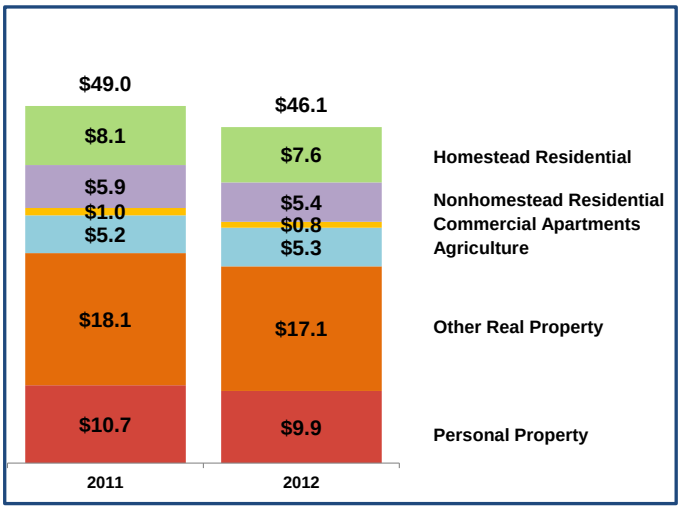
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,279	12.5%
No Change	1,670	9.2%
Lower Tax Bill	14,219	78.3%
Average Change in Tax Bill	-6.9%	
Detailed Change in Tax Bill		
20% or More	767	4.2%
10% to 19%	292	1.6%
1% to 9%	1,220	6.7%
0%	1,670	9.2%
-1% to -9%	8,847	48.7%
-10% to -19%	3,899	21.5%
-20% or More	1,473	8.1%
Total	**18,168**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest part of Grant County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers decreased 5.9% in Grant County in 2012. Net taxes were lower for all property categories except agriculture. Net taxes were higher on agricultural property because of the large increase in agricultural assessed values.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in almost all Grant County tax districts. The average tax rate fell by 6.6%, because levies decreased while certified net assessed value increased.

Levies in Grant County decreased by 4.8%. The largest levy increase was in the city of Marion, which had significant increases in the general fund and the park bond fund. The Marion Community School Corporation experienced large decreases in its capital projects, bus replacement, and school pension debt funds.

Grant County's total net assessed value was almost unchanged in 2012. Net agricultural assessments rose by 11.5%. Homestead net assessments increased, but other residential and business real and personal assessments fell. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 1.9%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$1,645,204,713	$1,648,985,232	0.2%	$553,393,656	$566,912,723	2.4%
Other Residential	351,573,135	338,157,272	-3.8%	343,263,285	327,624,925	-4.6%
Ag Business/Land	310,292,729	347,071,003	11.9%	309,799,958	345,329,427	11.5%
Business Real/Personal	1,658,152,263	1,644,580,678	-0.8%	1,021,401,089	987,845,017	-3.3%
Total	**$3,965,222,840**	**$3,978,794,185**	**0.3%**	**$2,227,857,988**	**$2,227,712,092**	**0.0%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Grant County were about $1.5 million, or 2.6% of the levy. This was less than the state average percentage of the levy of 9.2%, and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits. Grant County's tax rates were a little higher than the state median, but Grant's large local residential credit reduced tax cap credits in the 1% homestead and 2% nonhomestead residential/farmland categories. More than two-thirds of the total tax cap credits were in the 3% business real/personal category; most of the rest were in the 2% category

The largest percentage losses were in the Converse town and public library, where district tax rates were well above $3 per $100 assessed value. The largest dollar losses were in the Marion Community School Corporation, the city of Marion, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased substantially in Grant County in 2012 by $755,692, or 33.2%. The percentage of the levy lost to credits fell by 1.1%. There were no major changes in state policy to affect tax cap credits in 2012. County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$27,780	$9,121	-$18,658	-67.2%
2%	562,654	434,270	-128,384	-22.8%
3%	1,625,352	1,034,220	-591,132	-36.4%
Elderly	58,306	40,788	-17,519	-30.0%
Total	$2,274,092	$1,518,400	-$755,692	-33.2%
% of Levy	3.8%	2.6%		-1.1%

Grant County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*76,658,964*	*53,256,451*	*53,717,950*	*53,817,619*	*51,218,532*	*-30.5%*	*0.9%*	*0.2%*	*-4.8%*
State Unit	55,568	0	0	0	0	-100.0%			
Grant County	17,538,528	13,182,713	12,756,029	13,449,531	12,549,913	-24.8%	-3.2%	5.4%	-6.7%
Center Township	262,792	366,634	290,180	294,932	302,583	39.5%	-20.9%	1.6%	2.6%
Fairmount Township	46,322	48,115	49,980	51,196	69,507	3.9%	3.9%	2.4%	35.8%
Franklin Township	109,281	115,826	120,250	119,694	126,993	6.0%	3.8%	-0.5%	6.1%
Green Township	37,379	38,360	39,816	39,374	39,387	2.6%	3.8%	-1.1%	0.0%
Jefferson Township	68,349	69,499	71,918	73,280	75,056	1.7%	3.5%	1.9%	2.4%
Liberty Township	25,444	26,287	27,377	28,059	28,915	3.3%	4.1%	2.5%	3.1%
Mill Township	161,706	188,700	194,255	264,516	218,608	16.7%	2.9%	36.2%	-17.4%
Monroe Township	20,519	21,315	22,059	22,615	23,333	3.9%	3.5%	2.5%	3.2%
Pleasant Township	48,463	47,382	49,102	50,858	52,878	-2.2%	3.6%	3.6%	4.0%
Richland Township	23,895	24,821	25,745	26,384	27,235	3.9%	3.7%	2.5%	3.2%
Sims Township	39,068	40,648	42,176	43,087	44,526	4.0%	3.8%	2.2%	3.3%
Van Buren Township	41,704	41,838	42,372	42,125	44,803	0.3%	1.3%	-0.6%	6.4%
Washington Township	76,040	78,935	81,852	83,898	86,668	3.8%	3.7%	2.5%	3.3%
Marion Civil City	15,626,167	14,619,096	14,251,620	13,985,633	14,466,265	-6.4%	-2.5%	-1.9%	3.4%
Gas City Civil City	1,113,624	1,124,018	1,161,919	1,135,692	1,111,049	0.9%	3.4%	-2.3%	-2.2%
Fairmount Civil Town	554,648	574,679	596,346	611,884	630,875	3.6%	3.8%	2.6%	3.1%
Fowlerton Civil Town	23,141	23,619	24,982	25,635	26,453	2.1%	5.8%	2.6%	3.2%
Jonesboro Civil City	256,272	264,852	274,451	275,799	284,929	3.3%	3.6%	0.5%	3.3%
Matthews Civil Town	92,498	95,869	99,343	99,282	99,529	3.6%	3.6%	-0.1%	0.2%
Swayzee Civil Town	125,508	131,136	135,879	139,426	142,795	4.5%	3.6%	2.6%	2.4%
Sweetser Civil Town	84,146	85,385	90,792	106,033	109,052	1.5%	6.3%	16.8%	2.8%
Upland Civil Town	316,106	327,986	340,231	349,162	332,247	3.8%	3.7%	2.6%	-4.8%
Van Buren Civil Town	185,976	205,444	233,224	199,659	246,604	10.5%	13.5%	-14.4%	23.5%
Converse Civil Town	46,482	45,397	51,098	52,995	50,401	-2.3%	12.6%	3.7%	-4.9%
Eastbrook Community School Corp	4,453,696	2,569,951	3,126,581	2,975,126	2,197,825	-42.3%	21.7%	-4.8%	-26.1%
Madison-Grant United School Corp	3,364,500	1,686,834	1,883,531	1,866,174	1,810,121	-49.9%	11.7%	-0.9%	-3.0%
Mississinewa Community School Corp	4,429,794	2,537,474	3,082,617	3,026,298	2,760,845	-42.7%	21.5%	-1.8%	-8.8%
Marion Community School Corp	20,233,196	8,966,633	8,771,556	9,276,994	8,053,940	-55.7%	-2.2%	5.8%	-13.2%
Oak Hill United School Corp	4,384,150	2,967,168	2,939,057	2,955,087	3,111,566	-32.3%	-0.9%	0.5%	5.3%
Fairmount Public Library	54,414	56,444	58,633	60,010	59,903	3.7%	3.9%	2.3%	-0.2%
Gas City-Mill Township Public Library	429,814	425,669	456,966	460,430	351,013	-1.0%	7.4%	0.8%	-23.8%
Jonesboro Public Library	37,265	38,759	40,224	41,269	42,597	4.0%	3.8%	2.6%	3.2%
Marion Public Library	1,865,915	1,910,753	1,971,543	1,286,926	1,292,272	2.4%	3.2%	-34.7%	0.4%
Matthews Public Library	6,497	6,753	5,261	6,286	6,497	3.9%	-22.1%	19.5%	3.4%
Swayzee Public Library	44,603	46,348	48,051	49,222	50,795	3.9%	3.7%	2.4%	3.2%
Barton-Rees-Pogue Memorial Library	33,705	35,088	36,413	37,301	37,350	4.1%	3.8%	2.4%	0.1%
Van Buren Public Library	74,493	77,487	77,665	80,993	85,122	4.0%	0.2%	4.3%	5.1%
Converse Public Library	3,836	3,749	3,833	3,696	3,628	-2.3%	2.2%	-3.6%	-1.8%
East Central Indiana Solid Waste	134,288	138,787	143,023	121,058	164,454	3.4%	3.1%	-15.4%	35.8%
Gas City Redevelopment Comission	74,298	0	0	0	0	-100.0%			
Van Buren Town Redevelopment Commission	34,717	0	0	0	0	-100.0%			
Converse Redevelopment Commission	0	0	0	0	0				
Marion City Redevelopment Commission	20,157	0	0	0	0	-100.0%			

Grant County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
27001	Center Township	1.5761	1.5795%	--	--	--	--	39.8088%	0.9238
27002	Marion City-Center Township	3.2222	1.5795%	--	--	--	--	39.8088%	1.8886
27004	Fairmont Town	2.8178	1.5795%	--	--	--	--	39.8088%	1.6516
27006	Franklin Township-Marion School	1.4357	1.5795%	--	--	--	--	39.8088%	0.8415
27007	Franklin Township-Oak Hill School	2.0458	1.5795%	--	--	--	--	39.8088%	1.1991
27008	Marion City-Franklin Township	3.2093	1.5795%	--	--	--	--	39.8088%	1.8810
27009	Sweetser Town-Franklin Township	2.3571	1.5795%	--	--	--	--	39.8088%	1.3815
27010	Green Township	1.5191	1.5795%	--	--	--	--	39.8088%	0.8904
27011	Jefferson Township	1.3657	1.5795%	--	--	--	--	39.8088%	0.8005
27012	Matthews Town	2.2653	1.5795%	--	--	--	--	39.8088%	1.3277
27013	Upland Town	1.8779	1.5795%	--	--	--	--	39.8088%	1.1007
27015	Liberty Township	1.4731	1.5795%	--	--	--	--	39.8088%	0.8634
27016	Mill Township	2.2812	1.5795%	--	--	--	--	39.8088%	1.3371
27017	Marion City-Mill Township	3.7737	1.5795%	--	--	--	--	39.8088%	2.2118
27018	Gas City-Mill Township	3.0040	1.5795%	--	--	--	--	39.8088%	1.7607
27019	Jonesboro Town	3.4716	1.5795%	--	--	--	--	39.8088%	2.0348
27020	Monroe Township	1.3058	1.5795%	--	--	--	--	39.8088%	0.7654
27021	Pleasant Township-Marion School	1.4132	1.5795%	--	--	--	--	39.8088%	0.8283
27022	Pleasant Township-Oak Hill School	2.0233	1.5795%	--	--	--	--	39.8088%	1.1859
27023	Marion City-Pleasant Township	3.1942	1.5795%	--	--	--	--	39.8088%	1.8722
27024	Sweetser Town-Pleasant Township	2.3420	1.5795%	--	--	--	--	39.8088%	1.3727
27025	Richland Township	2.0629	1.5795%	--	--	--	--	39.8088%	1.2091
27026	Converse Town	3.8622	1.5795%	--	--	--	--	39.8088%	2.2637
27027	Sims Township	2.1565	1.5795%	--	--	--	--	39.8088%	1.2640
27028	Swayzee Town	2.8929	1.5795%	--	--	--	--	39.8088%	1.6956
27029	Van Buren Township	1.4523	1.5795%	--	--	--	--	39.8088%	0.8512
27030	Van Buren Town	2.2452	1.5795%	--	--	--	--	39.8088%	1.3159
27031	Washington Township-Eastbrook	1.3610	1.5795%	--	--	--	--	39.8088%	0.7977
27032	Washington Township-Marion School	1.4713	1.5795%	--	--	--	--	39.8088%	0.8624
27033	Marion City-Washington Township	3.2101	1.5795%	--	--	--	--	39.8088%	1.8815
27034	Fairmont Township	1.5931	1.5795%	--	--	--	--	39.8088%	0.9337
27035	Fowlerton Town	2.4484	1.5795%	--	--	--	--	39.8088%	1.4350
27036	Gas City-Jefferson Township	2.3213	1.5795%	--	--	--	--	39.8088%	1.3606
27037	Gas City-Monroe Township	2.3183	1.5795%	--	--	--	--	39.8088%	1.3588
27038	Gas City-Center Township	2.4525	1.5795%	--	--	--	--	39.8088%	1.4375
27040	Marion City-Monroe Township	3.0880	1.5795%	--	--	--	--	39.8088%	1.8099
27042	Marion Franklin Oak Hill	3.8457	1.5795%	--	--	--	--	39.8088%	2.2540

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Grant County 2012 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	*9,121*	*411,121*	*632,970*	*40,786*	*1,093,999*	*51,218,532*	*2.1%*
TIF Total	*0*	*23,149*	*401,250*	*2*	*424,401*	*7,007,775*	*6.1%*
County Total	*9,121*	*434,270*	*1,034,220*	*40,788*	*1,518,400*	*58,226,307*	*2.6%*
Grant County	1,736	83,255	119,626	9,052	213,668	12,549,913	1.7%
Center Township	26	1,059	3,595	198	4,877	302,583	1.6%
Fairmount Township	0	9	0	62	71	69,507	0.1%
Franklin Township	0	817	1,751	49	2,616	126,993	2.1%
Green Township	0	0	0	0	0	39,387	0.0%
Jefferson Township	0	2	0	9	11	75,056	0.0%
Liberty Township	0	0	0	2	2	28,915	0.0%
Mill Township	0	3,867	581	294	4,743	218,608	2.2%
Monroe Township	0	3	11	2	16	23,333	0.1%
Pleasant Township	28	359	365	45	796	52,878	1.5%
Richland Township	1	219	63	26	309	27,235	1.1%
Sims Township	0	932	0	30	962	44,526	2.2%
Van Buren Township	0	0	0	13	14	44,803	0.0%
Washington Township	0	4	177	41	223	86,668	0.3%
Marion Civil City	4,639	145,184	307,314	9,516	466,653	14,466,265	3.2%
Gas City Civil City	0	10,612	0	1,681	12,293	1,111,049	1.1%
Fairmount Civil Town	0	629	0	1,685	2,314	630,875	0.4%
Fowlerton Civil Town	0	14	0	51	65	26,453	0.2%
Jonesboro Civil City	0	2,754	11,016	1,179	14,949	284,929	5.2%
Matthews Civil Town	0	50	0	162	211	99,529	0.2%
Swayzee Civil Town	0	106	0	91	197	142,795	0.1%
Sweetser Civil Town	0	2,174	0	223	2,397	109,052	2.2%
Upland Civil Town	0	0	0	138	138	332,247	0.0%
Van Buren Civil Town	0	4	0	0	4	246,604	0.0%
Converse Civil Town	60	1,131	2,560	194	3,945	50,401	7.8%
Eastbrook Community School Corp	0	178	404	618	1,200	2,197,825	0.1%
Madison-Grant United School Corp	0	402	0	1,414	1,816	1,810,121	0.1%
Mississinewa Community School Corp	0	49,786	11,559	4,445	65,791	2,760,845	2.4%
Marion Community School Corp	2,142	56,812	141,037	5,213	205,203	8,053,940	2.5%
Oak Hill United School Corp	48	30,967	2,060	2,560	35,636	3,111,566	1.1%
Fairmount Public Library	0	27	0	94	122	59,903	0.2%
Gas City-Mill Township Public Library	0	4,214	0	460	4,674	351,013	1.3%
Jonesboro Public Library	0	412	1,647	176	2,235	42,597	5.2%
Marion Public Library	414	12,969	27,452	850	41,686	1,292,272	3.2%
Matthews Public Library	0	3	0	11	14	6,497	0.2%
Swayzee Public Library	0	995	0	34	1,030	50,795	2.0%
Barton-Rees-Pogue Memorial Library	0	0	0	16	16	37,350	0.0%
Van Buren Public Library	0	1	0	20	20	85,122	0.0%
Converse Public Library	4	81	184	14	284	3,628	7.8%
East Central Indiana Solid Waste	23	1,091	1,568	119	2,800	164,454	1.7%
Gas City Redevelopment Comission	0	0	0	0	0	0	
Van Buren Town Redevelopment Comm	0	0	0	0	0	0	
Converse Redevelopment Commission	0	0	0	0	0	0	
Marion City Redevelopment Commission	0	0	0	0	0	0	
TIF - Expansion	0	0	365	0	365	6,858	5.3%
TIF - Emily Flynn	0	0	0	0	0	0	
TIF - Marion Center/Dunhams	0	0	9,934	0	9,934	186,855	5.3%
TIF - Marion Center	0	34	151	0	185	32,065	0.6%
TIF - Marion Dol Gen	0	0	3,505	0	3,505	930,762	0.4%
TIF - Marion II-3	0	18,851	15,477	2	34,330	380,510	9.0%
TIF - Marion IV-2	0	353	466	0	819	10,811	7.6%
TIF - South Marion	0	0	5,948	0	5,948	111,874	5.3%
TIF - General Motors	0	0	0	0	0	0	
TIF - Kings Group	0	0	2,425	0	2,425	49,077	4.9%
TIF - Marion II-2	0	97	10,555	0	10,652	271,990	3.9%
TIF - University Marketplace	0	1,183	21,388	0	22,572	436,050	5.2%
TIF - Gas City-Wal Mart	0	1,866	0	0	1,866	959,242	0.2%
TIF - Gas City Corp	0	0	0	0	0	617,481	0.0%
TIF - Marion II-4	0	0	4,688	0	4,688	124,617	3.8%
TIF - Van Buren Corp	0	0	0	0	0	543,899	0.0%

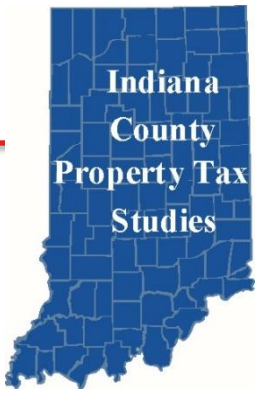
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*9,121*	*411,121*	*632,970*	*40,786*	*1,093,999*	*51,218,532*	*2.1%*
TIF Total	*0*	*23,149*	*401,250*	*2*	*424,401*	*7,007,775*	*6.1%*
County Total	*9,121*	*434,270*	*1,034,220*	*40,788*	*1,518,400*	*58,226,307*	*2.6%*
TIF - Marion III	0	0	592	0	592	11,925	5.0%
TIF - Gas City Jefferson	0	102	0	0	102	97,766	0.1%
TIF - Gas City Monroe	0	57	0	0	57	360,499	0.0%
TIF - Mar/Mon I 69 & 18	0	392	1,822	0	2,214	144,639	1.5%
TIF - Marion Iv-1	0	215	1,912	0	2,128	153,199	1.4%
TIF - Vela Gear Sys	0	0	0	0	0	0	
TIF - Marion 18 West	0	0	322,020	0	322,020	1,577,657	20.4%

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.

2012 Greene County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Greene County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Greene County the average tax bill for all taxpayers decreased by 1.9%. This tax bill fall was mainly the result of the 2.3% decrease in the tax levy of all local government units. Greene County certified net assessed value increased substantially by 7.4%, mostly due to rising agricultural assessments. Homestead and business property saw assessment increases as well and other residential assessments fell. Falling levies and rising assessed values caused tax rates to fall in all Greene County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell by 2.3% in Greene County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-1.9%	$18,967,924	$887,362,212	6.8%
Change		-2.3%	7.4%	-2.3%
2011	6.7%	$19,406,979	$825,868,774	9.1%

Homestead Property Taxes

Homestead property taxes decreased 0.5% on average in Greene County in 2012. Homestead assessments increased while tax rates in all Greene County tax districts decreased. The county average tax rate fell substantially, by 9.0%. Tax rates decreased less in several tax districts where many homesteads are located, which reduced the effect of rate decreases on homestead tax bills. In addition, the percentage of Greene County homesteads at their tax caps fell from 9.4% in 2011 to 8.2% in 2012. This also lessened the homestead tax bill reduction

Comparable Homestead Property Tax Changes in Greene County

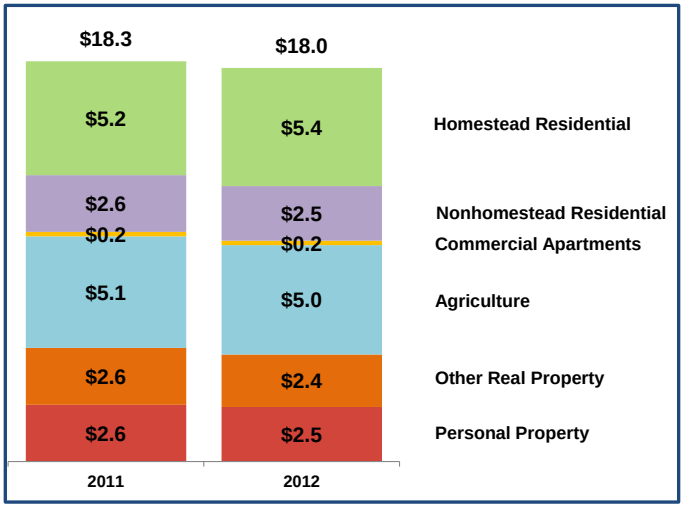
	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	3,039	32.8%
No Change	795	8.6%
Lower Tax Bill	5,433	58.6%
Average Change in Tax Bill	**-0.5%**	
Detailed Change in Tax Bill		
20% or More	1,134	12.2%
10% to 19%	489	5.3%
1% to 9%	1,416	15.3%
0%	795	8.6%
-1% to -9%	2,929	31.6%
-10% to -19%	1,588	17.1%
-20% or More	916	9.9%
Total	**9,267**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Greene County's net property taxes were spread mainly among homeowners, business owners (other real and personal property), and agricultural property owners. Net tax bills for all taxpayers decreased 1.9% in Greene County in 2012. Net taxes were lower for all property categories except homesteads. Agricultural taxes fell because tax rates in rural districts decreased by particularly large amounts.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all Greene County tax districts. The average tax rate fell substantially, by 9.0%, because of a levy decrease and a large increase in net assessed value.

Levies in Greene County decreased by 2.3%. White River Valley School Corporation had large decreases in its bus replacement, capital projects, and school pension debt funds. The city of Linton experienced reductions in its general and motor vehicle highway funds. The largest levy increase was in the county unit, due to growth in the general fund and the cumulative bridge fund.

Greene County's total net assessed value increased 5.9% in 2012. Agricultural net assessments rose 12.2%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Homestead property saw net assessment increases and business assessments increased by a small amount. Other residential property (mostly small rentals and second homes) had a reduction in assessed value.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$714,260,120	$759,572,561	6.3%	$227,780,764	$246,114,091	8.0%
Other Residential	141,146,250	137,108,399	-2.9%	131,947,600	129,332,787	-2.0%
Ag Business/Land	278,819,400	311,076,430	11.6%	268,810,485	301,655,024	12.2%
Business Real/Personal	277,053,704	282,030,449	1.8%	233,373,038	235,599,001	1.0%
Total	**$1,411,279,474**	**$1,489,787,839**	**5.6%**	**$861,911,887**	**$912,700,903**	**5.9%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Greene County were $1.3 million, or 6.8% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Greene County's tax rates were less than the state average but more than the state median.

Three-quarters of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the city of Jasonville and the Jasonville Public Library, where the district tax rate was above $3 per $100 assessed value. The largest dollar losses were in the Eastern Consolidated and Linton-Stockton School Corporations and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased in Greene County in 2012 by $497,143, or 27.3%. The percentage of the levy lost to credits fell by 2.3%. There were no major changes in state policy to affect tax cap credits in 2012. Greene County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$309,027	$246,363	-$62,664	-20.3%
2%	1,220,629	989,478	-231,152	-18.9%
3%	252,720	46,524	-206,197	-81.6%
Elderly	36,599	39,468	2,869	7.8%
Total	$1,818,975	$1,321,831	-$497,143	-27.3%
% of Levy	9.1%	6.8%		-2.3%

Greene County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*25,894,332*	*16,563,706*	*18,448,702*	*19,406,979*	*18,967,924*	*-36.0%*	*11.4%*	*5.2%*	*-2.3%*
State Unit	21,538	0	0	0	0	-100.0%			
Greene County	5,779,488	4,495,581	4,915,785	5,041,929	5,196,393	-22.2%	9.3%	2.6%	3.1%
Beech Creek Township	52,295	74,667	78,612	70,906	147,092	42.8%	5.3%	-9.8%	107.4%
Cass Township	20,271	21,111	22,471	23,063	21,885	4.1%	6.4%	2.6%	-5.1%
Center Township	96,442	75,901	103,385	115,550	100,799	-21.3%	36.2%	11.8%	-12.8%
Fairplay Township	25,928	26,953	31,361	11,944	12,335	4.0%	16.4%	-61.9%	3.3%
Grant Township	21,275	20,901	23,043	10,528	10,899	-1.8%	10.2%	-54.3%	3.5%
Highland Township	21,542	21,636	22,237	22,744	23,339	0.4%	2.8%	2.3%	2.6%
Jackson Township	42,458	36,815	36,869	37,758	38,621	-13.3%	0.1%	2.4%	2.3%
Jefferson Township	58,102	56,936	39,597	40,576	41,879	-2.0%	-30.5%	2.5%	3.2%
Richland Township	60,892	58,824	62,826	64,476	65,703	-3.4%	6.8%	2.6%	1.9%
Smith Township	22,604	25,203	12,034	12,310	12,744	11.5%	-52.3%	2.3%	3.5%
Stafford Township	10,044	10,448	11,152	11,428	11,788	4.0%	6.7%	2.5%	3.2%
Stockton Township	142,607	143,786	149,509	152,635	156,367	0.8%	4.0%	2.1%	2.4%
Taylor Township	23,161	19,680	24,136	24,369	25,502	-15.0%	22.6%	1.0%	4.6%
Washington Township	27,790	29,231	30,899	31,942	28,735	5.2%	5.7%	3.4%	-10.0%
Wright Township	170,850	96,357	106,332	108,882	112,014	-43.6%	10.4%	2.4%	2.9%
Linton Civil City	990,974	942,785	989,493	1,007,697	690,580	-4.9%	5.0%	1.8%	-31.5%
Jasonville Civil City	303,290	292,722	325,683	334,065	334,818	-3.5%	11.3%	2.6%	0.2%
Bloomfield Civil Town	267,661	262,564	286,802	293,649	302,155	-1.9%	9.2%	2.4%	2.9%
Lyons Civil Town	83,655	83,546	90,299	92,675	95,835	-0.1%	8.1%	2.6%	3.4%
Newberry Civil Town	17,018	18,318	19,502	20,019	20,621	7.6%	6.5%	2.7%	3.0%
Switz City Civil Town	15,826	14,921	16,366	66,710	67,684	-5.7%	9.7%	307.6%	1.5%
Worthington Civil Town	148,308	148,686	160,645	230,277	231,028	0.3%	8.0%	43.3%	0.3%
Bloomfield School District	3,539,344	1,753,494	1,852,780	1,953,047	1,950,555	-50.5%	5.7%	5.4%	-0.1%
Eastern Consolidated School Corp	3,898,780	2,826,996	3,094,560	3,199,791	3,271,104	-27.5%	9.5%	3.4%	2.2%
Linton-Stockton School Corp	3,769,544	1,907,481	2,167,489	2,604,221	2,666,565	-49.4%	13.6%	20.1%	2.4%
M.S.D. Shakamak School Corp	1,280,001	606,129	691,249	703,134	605,183	-52.6%	14.0%	1.7%	-13.9%
White River Valley Cons School Corp	4,263,511	1,722,066	2,308,247	2,373,978	1,932,305	-59.6%	34.0%	2.8%	-18.6%
Jasonville Public Library	30,561	29,594	31,060	32,847	32,916	-3.2%	5.0%	5.8%	0.2%
Linton Public Library	306,314	344,733	321,562	275,154	311,448	12.5%	-6.7%	-14.4%	13.2%
Worthington Public Library	66,567	66,341	75,963	77,972	80,434	-0.3%	14.5%	2.6%	3.2%
Bloomfield-Eastern Greene County Pub Lib	315,691	329,300	346,754	360,703	368,598	4.3%	5.3%	4.0%	2.2%
Greene County Solid Waste Mgmt Dist	0	0	0	0	0				
Greene County Redevelopment Commission	0	0	0	0	0				

Greene County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
28001	Beech Creek Township	2.7992	--	--	--	--	--	--	2.7992
28002	Cass Township	1.3729	--	--	--	--	--	--	1.3729
28003	Newberry Town	2.2797	--	--	--	--	--	--	2.2797
28004	Center Township	2.6820	--	--	--	--	--	--	2.6820
28005	Fairplay Township	1.3422	--	--	--	--	--	--	1.3422
28006	Switz City-Fairplay Township	1.7650	--	--	--	--	--	--	1.7650
28007	Grant Township	1.3409	--	--	--	--	--	--	1.3409
28008	Switz City-Grant Township	1.7637	--	--	--	--	--	--	1.7637
28009	Highland Township	1.8263	--	--	--	--	--	--	1.8263
28010	Jackson Township	2.6283	--	--	--	--	--	--	2.6283
28011	Jefferson Township	1.5105	--	--	--	--	--	--	1.5105
28012	Worthington Town	2.2782	--	--	--	--	--	--	2.2782
28015	Smith Township	1.3586	--	--	--	--	--	--	1.3586
28016	Stafford Township	1.2967	--	--	--	--	--	--	1.2967
28017	Stockton Township	2.4217	--	--	--	--	--	--	2.4217
28018	Linton City	3.0159	--	--	--	--	--	--	3.0159
28019	Taylor Township	1.8089	--	--	--	--	--	--	1.8089
28020	Washington Township	1.3087	--	--	--	--	--	--	1.3087
28021	Lyons Town	2.4692	--	--	--	--	--	--	2.4692
28022	Wright Township	1.7759	--	--	--	--	--	--	1.7759
28023	Jasonville City	3.3832	--	--	--	--	--	--	3.3832
28024	Richland Township	1.8221	--	--	--	--	--	--	1.8221
28025	Bloomfield Town	2.3719	--	--	--	--	--	--	2.3719

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Greene County 2012 Circuit Breaker Cap Credits

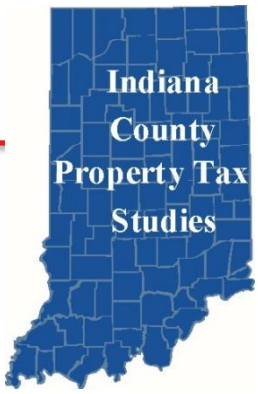
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*246,363*	*989,478*	*46,524*	*39,468*	*1,321,831*	*18,967,924*	*7.0%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*406,433*	*0.0%*
County Total	*246,363*	*989,478*	*46,524*	*39,468*	*1,321,831*	*19,374,357*	*6.8%*
Greene County	53,280	208,121	8,220	9,801	279,423	5,196,393	5.4%
Beech Creek Township	4,703	13,848	0	195	18,746	147,092	12.7%
Cass Township	0	51	0	25	75	21,885	0.3%
Center Township	4,699	7,761	0	381	12,841	100,799	12.7%
Fairplay Township	0	0	0	9	9	12,335	0.1%
Grant Township	0	0	0	17	17	10,899	0.2%
Highland Township	1	0	0	10	10	23,339	0.0%
Jackson Township	652	4,075	0	59	4,785	38,621	12.4%
Jefferson Township	31	494	0	88	614	41,879	1.5%
Richland Township	102	428	0	179	709	65,703	1.1%
Smith Township	0	0	0	8	8	12,744	0.1%
Stafford Township	0	0	0	6	6	11,788	0.1%
Stockton Township	2,204	10,398	128	348	13,077	156,367	8.4%
Taylor Township	58	0	0	15	73	25,502	0.3%
Washington Township	3	164	0	25	191	28,735	0.7%
Wright Township	38	3,400	1,241	183	4,861	112,014	4.3%
Linton Civil City	10,759	64,322	1,814	1,574	78,469	690,580	11.4%
Jasonville Civil City	543	48,821	17,815	790	67,969	334,818	20.3%
Bloomfield Civil Town	1,749	10,511	0	1,126	13,386	302,155	4.4%
Lyons Civil Town	97	6,291	0	404	6,793	95,835	7.1%
Newberry Civil Town	0	642	0	211	852	20,621	4.1%
Switz City Civil Town	0	0	0	93	93	67,684	0.1%
Worthington Civil Town	395	6,272	0	761	7,428	231,028	3.2%
Bloomfield School District	4,411	18,370	0	4,113	26,893	1,950,555	1.4%
Central School District	0	0	0	0	0	0	
Eastern Consolidated School Corp	111,607	294,382	0	7,816	413,805	3,271,104	12.7%
Linton-Stockton School Corp	39,076	204,095	3,995	5,986	253,153	2,666,565	9.5%
M.S.D. Shakamak School Corp	338	30,397	11,092	1,066	42,894	605,183	7.1%
Washington-Stafford Consolidated School	0	0	0	0	0	0	
White River Valley Cons School Corp	374	9,079	0	2,404	11,857	1,932,305	0.6%
Jasonville Public Library	53	4,800	1,751	78	6,682	32,916	20.3%
Linton Public Library	4,564	23,838	467	699	29,568	311,448	9.5%
Worthington Public Library	60	950	0	170	1,179	80,434	1.5%
Bloomfield-Richland Public Library	0	0	0	0	0	0	
Bloomfield-Eastern Greene County Pub Lib	6,566	17,970	0	828	25,364	368,598	6.9%
Greene County Solid Waste Mgmt Dist	0	0	0	0	0	0	
Greene County Redevelopment Commission	0	0	0	0	0	0	
TIF - Fairplay Township	0	0	0	0	0	376,754	0.0%
TIF - Jefferson Township	0	0	0	0	0	24,794	0.0%
TIF - Taylor Township	0	0	0	0	0	4,884	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.

2012 Hamilton County Property Tax Report with Comparison to 2011



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In Hamilton County the average tax bill for all taxpayers was nearly unchanged, decreasing just 0.1%. This tax bill drop was the result of a 1.1% decrease in Hamilton County net assessed value. The tax levy of all local government units rose by 2.6%. Business real and personal assessments decreased, which may have been a legacy of the recession. Farmland assessments and other residential assessments increased, and homestead assessments rose slightly. The levy increase and assessment drop caused tax rates to rise in most Hamilton County tax districts. As a result, tax cap credits as a percentage of levies increased by 0.6% in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-0.1%	$385,653,234	$17,506,077,272	5.8%
Change		2.6%	-1.1%	0.6%
2011	9.6%	$376,058,285	$17,694,009,202	5.2%

Homestead Property Taxes

Homestead property taxes decreased 1.0% on average in Hamilton County in 2012. Tax rates in most Hamilton County tax districts increased, and the county average tax rate increased by 2.7%. An increase in homestead tax cap credits and the very small increase in homestead assessments contributed to the small drop in homestead tax bills. The percentage of Hamilton County homesteads at their tax caps was almost unchanged, decreasing slightly from 36.8% in 2011 to 36.6% in 2012. Hamilton County had no local homestead credits in 2012.

Comparable Homestead Property Tax Changes in Hamilton County

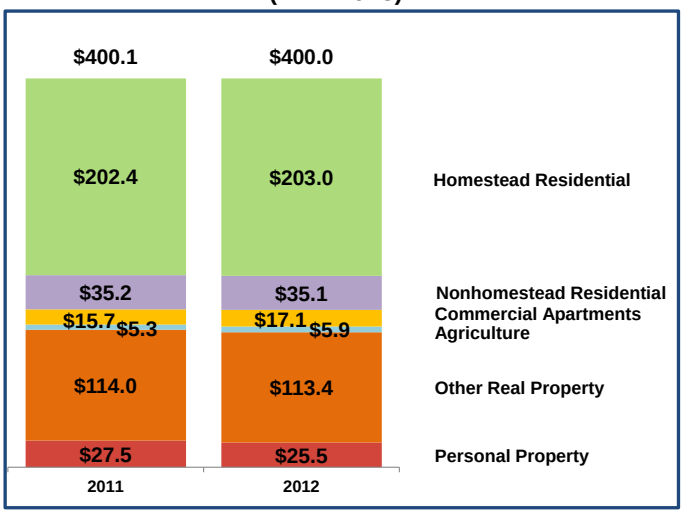
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	42,642	54.6%
No Change	3,359	4.3%
Lower Tax Bill	32,070	41.1%
Average Change in Tax Bill	-1.0%	
Detailed Change in Tax Bill		
20% or More	1,403	1.8%
10% to 19%	1,478	1.9%
1% to 9%	39,761	50.9%
0%	3,359	4.3%
-1% to -9%	27,625	35.4%
-10% to -19%	3,504	4.5%
-20% or More	941	1.2%
Total	**78,071**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Hamilton County's 2012 net property taxes were paid by homeowners and business owners (other real and personal). Net tax bills for all taxpayers were almost unchanged, decreasing 0.1% in Hamilton County in 2012. Net taxes were higher on agricultural property and commercial apartments. Net taxes were lower on personal property, and almost unchanged for homesteads, nonhomestead residential (mostly rentals and second homes) and business real property. Agricultural tax bills rose the most, because of an increase in farmland assessed value.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in most Hamilton County tax districts. The average tax rate rose by 2.7%, because of a small levy increase and a net assessed value decrease.

Levies in Hamilton County increased by 2.6%. The largest levy increase was in the city of Carmel, due to significant increases in the general, motor vehicle highway, and redevelopment bond funds. The Carmel-Clay School Corporation had large decreases in its debt service and capital projects funds.

Hamilton County's total net assessed value decreased a little in 2012, by 0.1%. Agricultural net assessments rose 9.7%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Agricultural property is a small share of total Hamilton County assessed value, however. Business real and personal net assessments fell 2.2%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$20,074,420,150	$20,157,627,850	0.4%	$10,660,569,614	$10,678,452,052	0.2%
Other Residential	2,310,023,800	2,384,283,200	3.2%	2,298,127,670	2,374,480,795	3.3%
Ag Business/Land	310,721,500	341,464,200	9.9%	309,462,349	339,604,315	9.7%
Business Real/Personal	7,453,910,977	7,426,813,265	-0.4%	6,591,052,669	6,448,319,869	-2.2%
Total	**$30,149,076,427**	**$30,310,188,515**	**0.5%**	**$19,859,212,302**	**$19,840,857,031**	**-0.1%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Hamilton County were $25.1 million, or 5.8% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Usually tax rates are the main determinant of tax cap credits, but Hamilton County's tax rates were less than the state average. Hamilton County's tax cap credits were so large because Hamilton County homesteads had the highest average value in Indiana, and high-valued homesteads are more likely to be eligible for tax cap credits.

More than three-quarters of the total tax cap credits were in the 1% homestead category; most of the rest were in the nonhomestead/farmland category. The largest percentage losses were in the town of Westfield and the city of Sheridan, where district tax rates were near or above $3 per $100 assessed value. The largest dollar losses were in the Westfield-Washington School Corporation, the city of Noblesville, and the Noblesville School Corporation.

Tax Cap Credits by Category

Tax cap credits increased in Hamilton County in 2012 by $3.0 million, or 13.7%. The percentage of the levy lost to credits rose by 0.6%. There were no major changes in state policy to affect tax cap credits in 2012. Hamilton County credits increased mainly because most district tax rates increased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$17,707,903	$19,765,789	$2,057,886	11.6%
2%	4,311,045	5,196,027	884,982	20.5%
3%	0	75,744	75,744	--
Elderly	99,989	109,640	9,651	9.7%
Total	$22,118,937	$25,147,199	$3,028,262	13.7%
% of Levy	5.2%	5.8%		0.6%

Hamilton County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	% Change 2009 - 2010	% Change 2010 - 2011	% Change 2011 - 2012
County Total	*468,646,400*	*334,073,937*	*337,478,685*	*376,058,285*	*385,653,234*	*-28.7%*	*1.0%*	*11.4%*	*2.6%*
State Unit	525,539	0	0	0	0	-100.0%			
Hamilton County	44,802,206	46,523,742	48,111,673	48,994,709	50,785,129	3.8%	3.4%	1.8%	3.7%
Adams Township	162,230	164,246	170,705	175,014	179,368	1.2%	3.9%	2.5%	2.5%
Clay Township	7,714,238	9,128,230	6,066,515	7,320,515	4,837,271	18.3%	-33.5%	20.7%	-33.9%
Delaware Township	380,074	766,115	675,969	641,031	671,503	101.6%	-11.8%	-5.2%	4.8%
Fall Creek Township	1,404,132	1,504,652	1,486,737	940,983	667,235	7.2%	-1.2%	-36.7%	-29.1%
Jackson Township	187,831	230,775	205,287	253,189	389,452	22.9%	-11.0%	23.3%	53.8%
Noblesville Township	1,263,837	919,294	821,399	773,390	1,008,260	-27.3%	-10.6%	-5.8%	30.4%
Washington Township	621,140	636,224	662,870	715,899	694,008	2.4%	4.2%	8.0%	-3.1%
Wayne Township	156,974	122,559	130,360	214,725	178,479	-21.9%	6.4%	64.7%	-16.9%
White River Township	199,303	190,265	201,673	209,681	208,092	-4.5%	6.0%	4.0%	-0.8%
Carmel Civil City	34,911,856	36,092,579	36,193,490	35,993,200	43,399,780	3.4%	0.3%	-0.6%	20.6%
Noblesville Civil City	20,152,552	22,106,645	22,588,466	23,724,790	26,431,683	9.7%	2.2%	5.0%	11.4%
Arcadia Civil Town	266,339	275,327	284,348	292,562	293,179	3.4%	3.3%	2.9%	0.2%
Atlanta Civil Town	77,867	79,780	81,671	84,083	85,007	2.5%	2.4%	3.0%	1.1%
Cicero Civil Town	1,328,403	1,313,186	1,386,276	1,303,963	1,339,640	-1.1%	5.6%	-5.9%	2.7%
Fishers Civil Town	17,629,660	19,487,880	22,000,725	25,634,781	28,367,702	10.5%	12.9%	16.5%	10.7%
Sheridan Civil Town	908,521	980,395	981,580	1,030,687	1,125,054	7.9%	0.1%	5.0%	9.2%
Westfield Civil City	7,612,037	11,536,049	11,715,227	13,459,401	13,155,689	51.6%	1.6%	14.9%	-2.3%
Hamilton Southeastern School Corp	107,853,987	62,150,234	63,147,110	64,781,415	64,769,287	-42.4%	1.6%	2.6%	0.0%
Hamilton Heights School Corp	12,532,195	7,311,145	7,427,069	6,948,852	6,841,153	-41.7%	1.6%	-6.4%	-1.5%
Westfield-Washington School Corp	43,898,216	29,734,762	30,015,777	35,986,124	36,550,244	-32.3%	0.9%	19.9%	1.6%
Sheridan Community Schools	3,166,493	1,906,911	2,104,177	2,361,145	3,034,000	-39.8%	10.3%	12.2%	28.5%
Carmel-Clay School Corp	102,721,200	42,695,321	43,449,658	60,011,471	54,381,725	-58.4%	1.8%	38.1%	-9.4%
Noblesville School Corp	45,447,570	25,149,996	26,408,447	32,788,388	33,613,276	-44.7%	5.0%	24.2%	2.5%
Hamilton North Public Library	392,447	406,008	428,053	420,429	399,673	3.5%	5.4%	-1.8%	-4.9%
Carmel-Clay Public Library	4,266,018	4,401,511	4,418,951	4,385,711	4,475,061	3.2%	0.4%	-0.8%	2.0%
Hamilton East Public Library	4,789,134	4,900,673	4,936,300	5,010,690	6,146,517	2.3%	0.7%	1.5%	22.7%
Sheridan Public Library	139,941	219,477	142,766	213,028	222,564	56.8%	-35.0%	49.2%	4.5%
Westfield Public Library	793,946	728,891	705,542	857,609	843,009	-8.2%	-3.2%	21.6%	-1.7%
Hamilton County Solid Waste Mgmt Dist	503,642	508,936	529,864	530,820	560,194	1.1%	4.1%	0.2%	5.5%
City of Noblesville Redevelopment	814,970	845,299	0	0	0	3.7%	-100.0%		
Carmel Redevelopment Commission	0	0	0	0	0				
Sheridan Redevelopment Commission	0	0	0	0	0				
Hamilton County Redevelopment Comm	1,021,902	1,056,830	0	0	0	3.4%	-100.0%		

Hamilton County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
29001	Adams Township	1.9070	--	--	--	--	--	--	1.9070
29002	Sheridan Town	3.5238	--	--	--	--	--	--	3.5238
29003	Clay Township	1.3702	--	--	--	--	--	--	1.3702
29005	Delaware Township	1.6867	--	--	--	--	--	--	1.6867
29006	Fishers Town - Delaware Twp	2.0886	--	--	--	--	--	--	2.0886
29007	Fall Creek Township	1.7644	--	--	--	--	--	--	1.7644
29008	Jackson Township	1.5019	--	--	--	--	--	--	1.5019
29009	Arcadia Town	2.3499	--	--	--	--	--	--	2.3499
29010	Atlanta Town	2.1658	--	--	--	--	--	--	2.1658
29011	Cicero Town	2.0529	--	--	--	--	--	--	2.0529
29012	Noblesville Township	1.9638	--	--	--	--	--	--	1.9638
29013	Noblesville City	2.8769	--	--	--	--	--	--	2.8769
29014	Washington Township	2.5635	--	--	--	--	--	--	2.5635
29015	Westfield Town	2.9954	--	--	--	--	--	--	2.9954
29016	Wayne Township	1.6126	--	--	--	--	--	--	1.6126
29017	White River Township	1.4234	--	--	--	--	--	--	1.4234
29018	Carmel City	1.8996	--	--	--	--	--	--	1.8996
29019	Noblesville-Delaware-HSE	2.6791	--	--	--	--	--	--	2.6791
29020	Fishers - Fall Creek Twp	2.0741	--	--	--	--	--	--	2.0741
29021	Noblesville Fall Creek	2.6646	--	--	--	--	--	--	2.6646
29022	Noblesville Wayne	2.6728	--	--	--	--	--	--	2.6728
29023	Carmel - County TIF	1.8996	--	--	--	--	--	--	1.8996
29025	Westfield Ag Abatement	2.2355	--	--	--	--	--	--	2.2355
29031	Carmel Washington Township	2.9143	--	--	--	--	--	--	2.9143
29032	Fishers FC Abatement Phase In	1.9342	--	--	--	--	--	--	1.9342
29033	Fishers FC Geist Annexed	2.0741	--	--	--	--	--	--	2.0741
29034	Carmel Abated	1.3905	--	--	--	--	--	--	1.3905

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Hamilton County 2012 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	*19,752,633*	*4,717,473*	*63,825*	*109,324*	*24,643,254*	*385,653,234*	*6.4%*
TIF Total	*13,156*	*478,554*	*11,919*	*316*	*503,945*	*48,477,410*	*1.0%*
County Total	*19,765,789*	*5,196,027*	*75,744*	*109,640*	*25,147,199*	*434,130,644*	*5.8%*
Hamilton County	2,319,920	510,760	5,554	13,184	2,849,417	50,785,129	5.6%
Adams Township	1,539	3,580	712	245	6,076	179,368	3.4%
Clay Township	21,804	0	0	871	22,675	4,837,271	0.5%
Delaware Township	3,330	207	0	136	3,673	671,503	0.5%
Fall Creek Township	14,894	163	0	165	15,222	667,235	2.3%
Jackson Township	1,353	2,628	0	69	4,050	389,452	1.0%
Noblesville Township	20,706	6,276	0	1,291	28,272	1,008,260	2.8%
Washington Township	53,335	25,013	0	225	78,572	694,008	11.3%
Wayne Township	1,624	853	0	40	2,517	178,479	1.4%
White River Township	0	0	0	10	10	208,092	0.0%
Carmel Civil City	213,574	52,204	0	4,014	269,791	43,399,780	0.6%
Noblesville Civil City	3,051,741	1,045,138	0	18,939	4,115,818	26,431,683	15.6%
Arcadia Civil Town	217	18,374	0	339	18,929	293,179	6.5%
Atlanta Civil Town	25	2,534	0	40	2,599	85,007	3.1%
Cicero Civil Town	60,138	7,741	0	472	68,352	1,339,640	5.1%
Fishers Civil Town	1,035,805	0	0	3,417	1,039,222	28,367,702	3.7%
Sheridan Civil Town	68,608	162,054	32,234	2,463	265,359	1,125,054	23.6%
Westfield Civil City	2,239,036	443,937	0	2,728	2,685,700	13,155,689	20.4%
Hamilton Southeastern School Corp	1,984,541	84,414	0	8,775	2,077,731	64,769,287	3.2%
Hamilton Heights School Corp	92,404	36,857	0	1,375	130,635	6,841,153	1.9%
Westfield-Washington School Corp	5,033,719	1,193,822	0	7,880	6,235,421	36,550,244	17.1%
Sheridan Community Schools	49,826	117,057	23,284	4,629	194,796	3,034,000	6.4%
Carmel-Clay School Corp	198,220	0	0	6,338	204,558	54,381,725	0.4%
Noblesville School Corp	2,753,147	885,132	0	28,199	3,666,478	33,613,276	10.9%
Hamilton North Public Library	7,213	2,877	0	101	10,191	399,673	2.5%
Carmel-Clay Public Library	21,458	0	0	547	22,005	4,475,061	0.5%
Hamilton East Public Library	341,512	68,695	0	2,162	412,368	6,146,517	6.7%
Sheridan Public Library	4,236	9,952	1,980	340	16,508	222,564	7.4%
Westfield Public Library	133,121	31,572	0	183	164,875	843,009	19.6%
Hamilton County Redevelopment	0	0	0	0	0	0	
Hamilton County Solid Waste Mgmt Dist	25,590	5,634	61	145	31,431	560,194	5.6%
Tax Increment Financing	0	0	0	0	0	0	
City of Noblesville Redevelopment	0	0	0	0	0	0	
Carmel Redevelopment Commission	0	0	0	0	0	0	
Sheridan Redevelopment Commission	0	0	0	0	0	0	
Hamilton County Redevelopment Comm	0	0	0	0	0	0	
TIF - Adams Twp TIF	0	0	0	0	0	147	0.0%
TIF - Sheridan TIF	0	2,932	11,919	0	14,851	133,572	11.1%
TIF - Cicero TIF	1,688	1,208	0	0	2,896	105,347	2.7%
TIF - Washington Twp TIF	0	26	0	0	26	19,164	0.1%
TIF - Westfield TIF	0	7,920	0	0	7,920	3,419,321	0.2%
TIF - Westfield 09A TIF	0	8	0	0	8	3,110	0.2%
TIF - Noblesville Twp TIF	0	0	0	0	0	34,203	0.0%
TIF - Noblesville City TIF	11,460	131,506	0	316	143,282	7,124,582	2.0%
TIF - Wayne Twp TIF	0	0	0	0	0	0	
TIF - Fall Creek Twp TIF	0	0	0	0	0	3,274	0.0%
TIF - Fishers TIF	0	0	0	0	0	379,865	0.0%
TIF - Carmel TIF	0	0	0	0	0	23,914,813	0.0%
TIF - Carmel 16B TIF	0	0	0	0	0	2,920,478	0.0%
TIF - Noblesville SE TIF	0	156,769	0	0	156,769	1,979,404	7.9%
TIF - Fishers FC TIF	0	0	0	0	0	288,518	0.0%
TIF - Noblesville Wayne TIF	0	174,368	0	0	174,368	897,659	19.4%
TIF - Noblesville FC TIF	7	3,818	0	0	3,825	3,199,713	0.1%
TIF - Carmel County TIF	0	0	0	0	0	4,054,241	0.0%

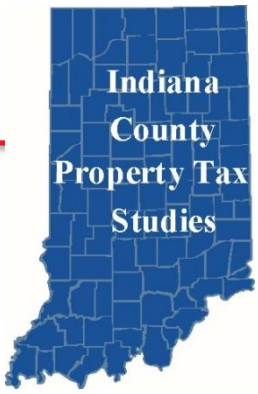
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the

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.

2012 Hancock County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Hancock County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Hancock County the average tax bill for all taxpayers increased 7.8%. This large tax bill rise was the result of a large 16.5% increase in the tax levy of all local government units. Hancock County certified net assessed value increased 0.9%. Homestead, other residential, agricultural, and business assessments all increased. A levy increase that exceeded assessment growth caused tax rates to rise in most Hancock County tax districts, which caused a large increase in tax cap credits. Credits as a percent of the levy rose by 8.2% in Hancock County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	7.8%	$78,035,735	$2,824,106,816	15.8%
Change		16.5%	0.9%	8.2%
2011	1.3%	$66,993,140	$2,799,531,996	7.6%

Homestead Property Taxes

Homestead property taxes increased 4.7% on average in Hancock County in 2012. Tax rates in most Hancock County tax districts increased. The county average tax rate rose by 15.5%. Many more homesteads reached their tax caps, which reduced the average homestead tax bill increase to well below the rate hike. The percentage of Hancock County homesteads at their tax caps rose from 29.7% in 2011 to 50.3% in 2012.

Comparable Homestead Property Tax Changes in Hancock County

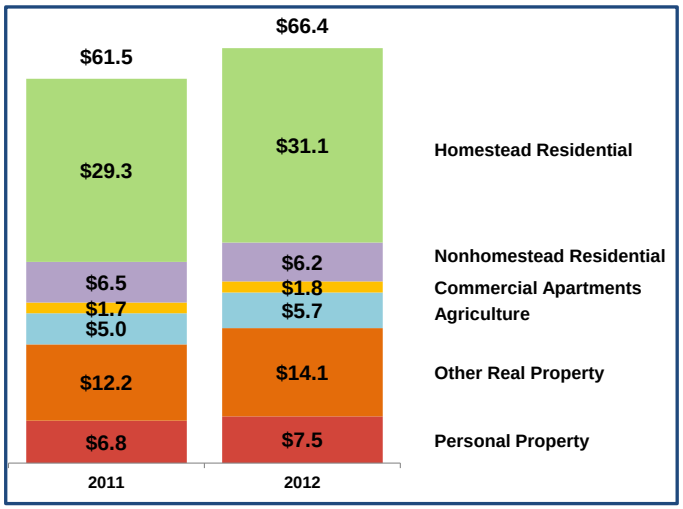
	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	15,065	71.1%
No Change	3,229	15.2%
Lower Tax Bill	2,899	13.7%
Average Change in Tax Bill	**4.7%**	
Detailed Change in Tax Bill		
20% or More	1,470	6.9%
10% to 19%	2,893	13.7%
1% to 9%	10,702	50.5%
0%	3,229	15.2%
-1% to -9%	2,563	12.1%
-10% to -19%	191	0.9%
-20% or More	145	0.7%
Total	**21,193**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Hancock County's 2012 net property taxes were paid by homeowners and business owners (other real and personal). Net tax bills for all taxpayers increased 7.8% in Hancock County in 2012. Net taxes were higher on all property categories except nonhomestead residential (small rentals and second homes). Taxes on agricultural and business property saw larger increases because of the combined effect of higher tax rates and assessed value growth.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in most Hancock County tax districts. The average tax rate rose by 15.5%, because of a large levy increase and a modest increase in net assessed value.

Levies in Hancock County increased by 16.5%. By far the largest levy increase was in Mt. Vernon Community School Corporation, due to an increase in the debt service fund. Greenfield Central Community Schools also saw a large increase in its debt service fund, and the county saw an increase in its debt payment and general funds.

Hancock County's total net assessed value increased 2.0% in 2012. Agricultural net assessments rose 13.8%. Homestead net assessments grew slightly, while other residential and business real/personal assessments increased. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments increased by 0.8%.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$3,335,830,172	$3,359,563,443	0.7%	$1,510,520,385	$1,511,897,598	0.1%
Other Residential	378,766,042	383,569,224	1.3%	376,532,222	381,656,730	1.4%
Ag Business/Land	271,017,400	308,636,934	13.9%	269,630,000	306,815,252	13.8%
Business Real/Personal	965,532,627	1,001,565,099	3.7%	774,087,549	789,837,826	2.0%
Total	**$4,951,146,241**	**$5,053,334,700**	**2.1%**	**$2,930,770,156**	**$2,990,207,406**	**2.0%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Hancock County were almost $12.8 million, or 15.8% of the levy. This was more than the state average percentage of the levy of 9.2%, and much more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Hancock County's tax rates were higher than the state average and the state median. More than half of the total tax cap credits were in the 1% homestead category; most of the rest were in the 2% nonhomestead/farmland category. Higher-valued homes are more likely to qualify for tax cap credits, and the average value of homes in Hancock are well above the state average.

The largest percentage losses were in the towns of Fortville, Cumberland, and McCordsville, where district tax rates approached or exceeded $4 per $100 assessed value. The largest dollar losses were in the Mt. Vernon and Greenfield school corporations and the county unit.

Tax Cap Credits by Category

Tax cap credits increased in Hancock County in 2012 by $7.5 million, or 142.5%. The percentage of the levy lost to credits more than doubled, rising by 8.2%. There were no major changes in state policy to affect tax cap credits in 2012. Credits increased so much in Hancock County mainly because of a large increase in tax rates in several taxing districts.

Tax Cap Category	2011	2012	Difference	% Change
1%	$2,427,683	$6,782,212	$4,354,529	179.4%
2%	2,751,828	4,867,734	2,115,906	76.9%
3%	73,131	1,045,692	972,560	1329.9%
Elderly	16,862	80,979	64,116	380.2%
Total	$5,269,505	$12,776,616	$7,507,111	142.5%
% of Levy	7.6%	15.8%		8.2%

Hancock County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*85,987,664*	*63,034,382*	*64,124,574*	*66,993,140*	*78,035,735*	*-26.7%*	*1.7%*	*4.5%*	*16.5%*
State Unit	85,719	0	0	0	0	-100.0%			
Hancock County	10,789,802	11,243,313	10,950,639	11,542,471	12,395,003	4.2%	-2.6%	5.4%	7.4%
Blue River Township	27,541	28,944	29,966	30,866	28,201	5.1%	3.5%	3.0%	-8.6%
Brandywine Township	90,534	87,487	85,100	80,512	63,636	-3.4%	-2.7%	-5.4%	-21.0%
Brown Township	25,118	26,383	27,124	27,361	27,230	5.0%	2.8%	0.9%	-0.5%
Buck Creek Township	827,910	1,140,377	1,143,337	1,161,710	1,491,167	37.7%	0.3%	1.6%	28.4%
Center Township	354,274	102,395	105,295	109,421	98,407	-71.1%	2.8%	3.9%	-10.1%
Green Township	61,615	60,970	60,210	38,419	39,263	-1.0%	-1.2%	-36.2%	2.2%
Jackson Township	48,532	46,463	47,281	48,040	48,409	-4.3%	1.8%	1.6%	0.8%
Sugar Creek Township	2,900,446	2,813,564	2,894,735	2,873,483	3,054,768	-3.0%	2.9%	-0.7%	6.3%
Vernon Township	374,553	736,105	654,690	638,229	738,426	96.5%	-11.1%	-2.5%	15.7%
Greenfield Civil City	5,922,467	6,659,775	6,739,650	6,780,229	6,866,753	12.4%	1.2%	0.6%	1.3%
Fortville Civil Town	875,235	979,484	966,394	944,695	1,067,106	11.9%	-1.3%	-2.2%	13.0%
New Palestine Civil Town	428,972	459,049	411,882	429,174	514,899	7.0%	-10.3%	4.2%	20.0%
Shirley Civil Town	183,282	188,190	177,786	189,946	188,388	2.7%	-5.5%	6.8%	-0.8%
Spring Lake Civil Town	23,568	24,027	24,893	24,776	25,579	1.9%	3.6%	-0.5%	3.2%
Wilkinson Civil Town	53,661	80,123	79,166	83,340	85,640	49.3%	-1.2%	5.3%	2.8%
Cumberland Civil Town	1,234,265	1,098,224	1,199,598	1,233,994	1,248,492	-11.0%	9.2%	2.9%	1.2%
Mccordsville Civil Town	1,024,707	1,070,881	1,107,969	1,114,543	1,055,053	4.5%	3.5%	0.6%	-5.3%
Southern Hancock County Comm School Corp	14,958,806	8,287,911	8,638,440	8,940,514	9,525,766	-44.6%	4.2%	3.5%	6.5%
Greenfield Central Community School Corp	22,382,690	14,432,015	14,180,657	14,597,258	16,502,053	-35.5%	-1.7%	2.9%	13.0%
Mt. Vernon Community School Corp	18,560,528	10,760,931	12,107,993	13,470,732	20,384,308	-42.0%	12.5%	11.3%	51.3%
Eastern Hancock Cnty Community School Corp	4,753,439	2,707,771	2,491,769	2,633,427	2,587,188	-43.0%	-8.0%	5.7%	-1.8%
Fortville Public Library	0	0	0	0	0				
Hancock County Public Library	0	0	0	0	0				
Greenfield Redevelopment Commission	0	0	0	0	0				

Hancock County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
30001	Blue River Township	1.4876	--	--	--	--	8.9576%	--	1.3543
30002	Brandeywine Township	1.9548	--	--	--	--	8.9576%	--	1.7797
30003	Brown Township	1.4845	--	--	--	--	8.9576%	--	1.3515
30004	Shirley Town	3.2122	--	--	--	--	8.9576%	--	2.9245
30005	Wilkinson Town	2.5296	--	--	--	--	8.9576%	--	2.3030
30006	Buck Creek Township	3.3738	--	--	--	--	8.9576%	--	3.0716
30007	Cumberland Town-Buck Creek Twp	4.2349	--	--	--	--	8.9576%	--	3.8556
30008	Center Township	2.1901	--	--	--	--	8.9576%	--	1.9939
30009	Greenfield City	2.7998	--	--	--	--	8.9576%	--	2.5490
30010	Green Township	1.9914	--	--	--	--	8.9576%	--	1.8130
30011	Jackson Township	1.5078	--	--	--	--	8.9576%	--	1.3727
30012	Sugar Creek Township	2.4698	--	--	--	--	8.9576%	--	2.2486
30013	New Palestine Town	3.1458	--	--	--	--	8.9576%	--	2.8640
30014	Spring Lake Town	2.4600	--	--	--	--	8.9576%	--	2.2396
30015	Cumberland Town-Sugar Creek Twp	3.2050	--	--	--	--	8.9576%	--	2.9179
30016	Vernon Township	3.1063	--	--	--	--	8.9576%	--	2.8281
30017	Fortville Town	4.1973	--	--	--	--	8.9576%	--	3.8213
30018	Town Of Mc Cordsville	3.6176	--	--	--	--	8.9576%	--	3.2935
30019	Greenfield-Brandywine	2.5168	--	--	--	--	8.9576%	--	2.2914

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Hancock County 2012 Circuit Breaker Cap Credits

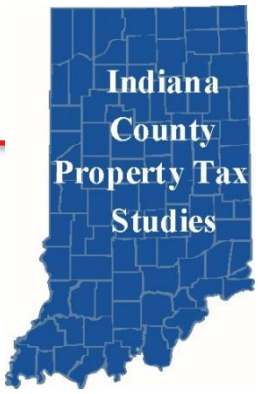
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*6,782,180*	*4,855,950*	*994,666*	*80,979*	*12,713,775*	*78,035,735*	*16.3%*
TIF Total	*32*	*11,784*	*51,025*	*0*	*62,841*	*2,918,708*	*2.2%*
County Total	*6,782,212*	*4,867,734*	*1,045,692*	*80,979*	*12,776,616*	*80,954,443*	*15.8%*
Hancock County	889,553	678,905	118,923	12,123	1,699,504	12,395,003	13.7%
Blue River Township	0	0	0	19	19	28,201	0.1%
Brandywine Township	179	4	0	17	200	63,636	0.3%
Brown Township	23	214	17	16	269	27,230	1.0%
Buck Creek Township	172,090	108,460	44,788	2,485	327,822	1,491,167	22.0%
Center Township	2,726	5,482	0	88	8,296	98,407	8.4%
Green Township	69	0	0	25	94	39,263	0.2%
Jackson Township	0	0	0	0	0	48,409	0.0%
Sugar Creek Township	220,534	128,398	3,969	2,296	355,197	3,054,768	11.6%
Vernon Township	120,602	79,990	27,952	1,208	229,751	738,426	31.1%
Greenfield Civil City	215,481	438,440	0	5,946	659,867	6,866,753	9.6%
Fortville Civil Town	122,361	176,531	84,706	2,033	385,632	1,067,106	36.1%
New Palestine Civil Town	81,634	29,833	4,552	492	116,511	514,899	22.6%
Shirley Civil Town	3,269	25,956	2,709	434	32,367	188,388	17.2%
Spring Lake Civil Town	86	1,527	0	56	1,668	25,579	6.5%
Wilkinson Civil Town	221	5,128	0	38	5,386	85,640	6.3%
Cumberland Civil Town	402,883	68,000	6,757	244	477,884	1,248,492	38.3%
Mccordsville Civil Town	223,301	80,885	37,461	477	342,124	1,055,053	32.4%
Southern Hancock County Comm School	617,538	343,114	13,171	6,530	980,352	9,525,766	10.3%
Greenfield Central Community Sch Corp	422,111	843,882	0	14,413	1,280,406	16,502,053	7.8%
Mt. Vernon Community School Corp	3,285,421	1,821,337	648,096	30,840	5,785,693	20,384,308	28.4%
Eastern Hancock Cnty Comm Sch Corp	2,099	19,866	1,566	1,198	24,729	2,587,188	1.0%
Fortville Public Library	0	0	0	0	0	0	
Hancock County Public Library	0	0	0	0	0	0	
Greenfield Redevelopment Commission	0	0	0	0	0	0	
Three Rivers Solid Waste Mgt Dist	0	0	0	0	0	0	
Hancock County Solid Waste District	0	0	0	0	0	0	
Greenfield Redevelopment Commission	0	0	0	0	0	0	
TIF - Mt Comfort Corridor Econ District	32	7,919	2,338	0	10,290	634,977	1.6%
TIF - Greenfield North Economic District	0	3,041	0	0	3,041	2,111,435	0.1%
TIF - Fortville Economic Dvlpmt Area	0	823	48,668	0	49,491	172,183	28.7%
TIF - McCordsville Economic Dvlpmt Area	0	1	19	0	20	112	17.7%

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.

2012 Harrison County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Harrison County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Harrison County the average tax bill for all taxpayers increased by 1.9%. This tax bill rise was the result of a 4.8% increase in the tax levy of all local government units and a 1.6% rise in certified net assessed value. Most of the assessment increase was due to a large rise in farmland assessments. Homestead and business assessments fell, which may have been a legacy of the recession. Levy growth exceeded assessment growth, so tax rates increased in most Harrison County tax districts. Still, most Harrison County tax rates were so low that tax cap credits as a percentage of the levy remained small, at 0.2%.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	1.9%	$19,892,431	$1,587,713,106	0.2%
Change		4.8%	1.6%	0.0%
2011	-11.8%	$18,988,326	$1,562,434,169	0.2%

Homestead Property Taxes

Homestead property taxes increased 1.2% on average in Harrison County in 2012. Tax rates increased in most Harrison County tax districts. The county average tax rate rose by 3.1%. Harrison County rates remained very low, however, so only 0.2% of Harrison County homesteads were at their tax caps in 2012. This amount was almost unchanged from 2011.

Comparable Homestead Property Tax Changes in Harrison County

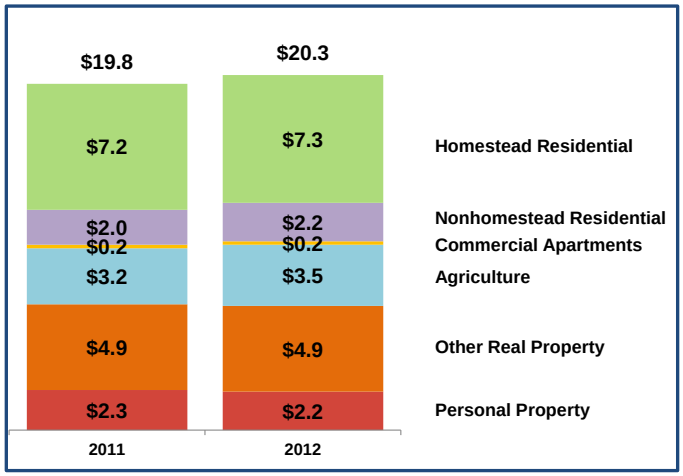
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	6,035	53.6%
No Change	223	2.0%
Lower Tax Bill	4,993	44.4%
Average Change in Tax Bill	**1.2%**	
Detailed Change in Tax Bill		
20% or More	479	4.3%
10% to 19%	1,329	11.8%
1% to 9%	4,227	37.6%
0%	223	2.0%
-1% to -9%	3,709	33.0%
-10% to -19%	906	8.1%
-20% or More	378	3.4%
Total	**11,251**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Harrison County's 2012 net property taxes were paid by homeowners and business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers increased 1.9% in Harrison County in 2012. Net taxes were higher for agriculture, commercial apartments, nonhomestead residential property (mostly small rentals and second homes), and homesteads. Net taxes were lower for business personal property, and slightly lower for business real property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in almost all Harrison County tax districts. The average tax rate rose by 3.1%, because a levy increase was not offset by a smaller increase in net assessed value.

Levies in Harrison County increased by 4.8%. South Harrison School Corporation had the largest levy increase, due to growth in its debt service, school pension debt, and bus replacement funds. North Harrison School Corporation saw an increase in its debt service fund levy, and the county increased its general fund and park and recreation fund levies. No Harrison local units had substantial decreases in their levies.

Harrison County's total net assessed value decreased 0.8% in 2012. Agricultural net assessments rose 8.8%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 2.6%, due to drops in homestead and business assessments. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$1,450,511,061	$1,438,671,285	-0.8%	$605,609,458	$599,859,222	-0.9%
Other Residential	168,746,600	173,444,200	2.8%	161,170,010	164,189,346	1.9%
Ag Business/Land	266,376,900	290,974,101	9.2%	264,049,176	287,233,699	8.8%
Business Real/Personal	678,039,072	648,056,881	-4.4%	607,217,918	574,366,670	-5.4%
Total	**$2,563,673,633**	**$2,551,146,467**	**-0.5%**	**$1,638,046,562**	**$1,625,648,937**	**-0.8%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Harrison County were $35,537, or 0.2% of the levy. This was much less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Harrison County's tax rates were among the lowest in the state in most tax districts.

About half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were elderly credits, which limit tax bill increases of older homeowners to 2% per year. The largest percentage losses were in the town of Milltown, the Crawford County School Corporation (which is partially in Harrison County), and the Whiskey Run Fire Protection District, where district tax rates were near $3 per $100 assessed value. The largest dollar losses were in Milltown, the Crawford County School Corporation, and the county unit.

Tax Cap Credits by Category

Tax cap credits increased slightly in Harrison County in 2012 by $3,209, or 9.9%. The percentage of the levy lost to credits remained particularly low in Harrison County, and did not change from 2011. There were no major changes in state policy to affect tax cap credits in 2012. Harrison County credits increased mainly because most district tax rates increased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$4,750	$5,279	$529	11.1%
2%	19,383	17,590	-1,793	-9.3%
3%	479	0	-479	-100.0%
Elderly	7,716	12,669	4,953	64.2%
Total	$32,328	$35,537	$3,209	9.9%
% of Levy	0.2%	0.2%		0.0%

Harrison County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	% Change 2009 - 2010	% Change 2010 - 2011	% Change 2011 - 2012
County Total	*31,664,754*	*18,993,186*	*22,058,721*	*18,988,326*	*19,892,431*	*-40.0%*	*16.1%*	*-13.9%*	*4.8%*
State Unit	45,132	0	0	0	0	-100.0%			
Harrison County	7,162,811	5,278,047	5,295,095	5,520,081	5,749,109	-26.3%	0.3%	4.2%	4.1%
Blue River Township	32,091	31,082	31,308	32,266	32,355	-3.1%	0.7%	3.1%	0.3%
Boone Township	15,879	17,002	17,270	17,399	17,713	7.1%	1.6%	0.7%	1.8%
Franklin Township	51,960	46,692	46,496	46,201	44,201	-10.1%	-0.4%	-0.6%	-4.3%
Harrison Township	186,743	181,925	177,476	181,560	176,929	-2.6%	-2.4%	2.3%	-2.6%
Heth Township	8,672	9,404	9,505	9,654	9,795	8.4%	1.1%	1.6%	1.5%
Jackson Township	74,937	66,930	66,630	67,810	66,026	-10.7%	-0.4%	1.8%	-2.6%
Morgan Township	10,745	11,402	11,662	11,777	12,092	6.1%	2.3%	1.0%	2.7%
Posey Township	22,438	23,378	23,669	23,730	24,168	4.2%	1.2%	0.3%	1.8%
Spencer Township	38,279	37,615	37,944	38,987	39,031	-1.7%	0.9%	2.7%	0.1%
Taylor Township	24,631	25,354	25,580	26,375	26,860	2.9%	0.9%	3.1%	1.8%
Washington Township	9,116	9,426	9,411	9,904	10,064	3.4%	-0.2%	5.2%	1.6%
Webster Township	20,730	22,690	23,233	23,738	24,109	9.5%	2.4%	2.2%	1.6%
Milltown Civil Town	43,967	48,842	47,618	48,684	56,421	11.1%	-2.5%	2.2%	15.9%
Corydon Civil Town	544,352	571,565	580,252	601,835	611,869	5.0%	1.5%	3.7%	1.7%
Crandall Civil Town	2,672	2,994	3,060	3,114	3,167	12.1%	2.2%	1.8%	1.7%
Elizabeth Civil Town	3,306	3,305	3,305	3,293	3,305	0.0%	0.0%	-0.4%	0.4%
Laconia Civil Town	856	958	1,034	1,071	1,086	11.9%	7.9%	3.6%	1.4%
Lanesville Civil Town	28,078	29,232	29,534	30,764	30,860	4.1%	1.0%	4.2%	0.3%
Mauckport Civil Town	3,247	3,324	3,345	3,442	3,506	2.4%	0.6%	2.9%	1.9%
New Amsterdam Civil Town	0	0	0	0	0				
New Middletown Civil Town	0	0	0	0	0				
Palmyra Civil Town	29,841	30,846	31,384	31,265	33,149	3.4%	1.7%	-0.4%	6.0%
Crawford County Community School Corp	112,136	65,215	63,452	68,675	57,835	-41.8%	-2.7%	8.2%	-15.8%
Lanesville School Corp	2,394,416	914,270	897,771	915,522	963,166	-61.8%	-1.8%	2.0%	5.2%
North Harrison Community School Corp	6,502,929	3,410,148	5,933,314	3,158,812	3,428,831	-47.6%	74.0%	-46.8%	8.5%
South Harrison School Corp	12,765,084	6,608,224	7,123,452	6,495,744	6,818,139	-48.2%	7.8%	-8.8%	5.0%
Harrison County Public Library	1,070,003	1,143,524	1,155,150	1,193,700	1,214,601	6.9%	1.0%	3.3%	1.8%
Whiskey Run Fire Protection District	10,411	10,249	8,916	5,737	7,951	-1.6%	-13.0%	-35.7%	38.6%
Palmyra Fire	98,136	96,397	97,569	99,988	99,903	-1.8%	1.2%	2.5%	-0.1%
Heth-Washington Twp Fire Protection Dist	45,872	47,293	47,756	49,876	49,808	3.1%	1.0%	4.4%	-0.1%
Boone Township Fire District	37,933	40,367	40,967	42,525	43,246	6.4%	1.5%	3.8%	1.7%
Harrison County Solid Waste Mgmt Dist	231,301	168,821	178,079	184,367	192,113	-27.0%	5.5%	3.5%	4.2%
Webster Twp Fire Protection	36,050	36,665	37,484	40,430	41,023	1.7%	2.2%	7.9%	1.5%

Harrison County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
31001	Blue River Township	1.3539	--	--	--	--	--	--	1.3539
31002	Milltown Town-Blue River Twp	2.8948	--	--	--	--	--	--	2.8948
31003	Boone Township	1.2263	--	--	--	--	--	--	1.2263
31004	Laconia Town	1.3393	--	--	--	--	--	--	1.3393
31005	Franklin Township	1.1719	--	--	--	--	--	--	1.1719
31006	Lanesville Town	1.3330	--	--	--	--	--	--	1.3330
31007	Harrison Township	1.1414	--	--	--	--	--	--	1.1414
31008	Corydon Town	1.6552	--	--	--	--	--	--	1.6552
31009	Heth Township	1.2101	--	--	--	--	--	--	1.2101
31010	Mauckport Town	1.4486	--	--	--	--	--	--	1.4486
31011	Jackson Township	1.3337	--	--	--	--	--	--	1.3337
31012	Crandall Town	1.4652	--	--	--	--	--	--	1.4652
31013	Morgan Township	1.3942	--	--	--	--	--	--	1.3942
31014	Palmyra Town	1.5529	--	--	--	--	--	--	1.5529
31015	Posey Township	1.1167	--	--	--	--	--	--	1.1167
31016	Elizabeth Town	1.2072	--	--	--	--	--	--	1.2072
31017	Spencer Township	1.3527	--	--	--	--	--	--	1.3527
31018	Milltown Town-Spencer Township	2.8896	--	--	--	--	--	--	2.8896
31019	Taylor Township	1.2031	--	--	--	--	--	--	1.2031
31020	Washington Township	1.2400	--	--	--	--	--	--	1.2400
31021	New Amsterdam Town	1.2400	--	--	--	--	--	--	1.2400
31022	Webster Township	1.2299	--	--	--	--	--	--	1.2299
31023	New Middletown Town	1.2299	--	--	--	--	--	--	1.2299
31024	Milltown Town-Spencer Township	2.5620	--	--	--	--	--	--	2.5620

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Harrison County 2012 Circuit Breaker Cap Credits

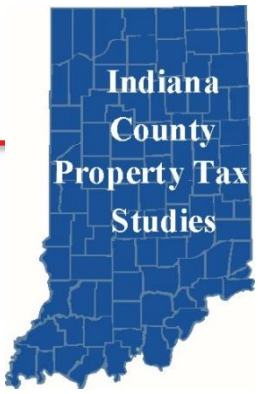
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*5,279*	*17,590*	*0*	*12,669*	*35,537*	*19,892,431*	*0.2%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*5,279*	*17,590*	*0*	*12,669*	*35,537*	*19,892,431*	*0.2%*
Harrison County	673	2,200	0	3,379	6,252	5,749,109	0.1%
Blue River Township	42	164	0	23	228	32,355	0.7%
Boone Township	0	0	0	10	10	17,713	0.1%
Franklin Township	0	0	0	21	21	44,201	0.0%
Harrison Township	0	0	0	115	115	176,929	0.1%
Heth Township	0	0	0	0	0	9,795	0.0%
Jackson Township	0	0	0	91	91	66,026	0.1%
Morgan Township	0	0	0	5	5	12,092	0.0%
Posey Township	0	0	0	3	3	24,168	0.0%
Spencer Township	7	0	0	47	54	39,031	0.1%
Taylor Township	0	0	0	6	6	26,860	0.0%
Washington Township	0	0	0	8	8	10,064	0.1%
Webster Township	0	0	0	2	2	24,109	0.0%
Milltown Civil Town	2,027	6,631	0	349	9,007	56,421	16.0%
Corydon Civil Town	0	0	0	581	581	611,869	0.1%
Crandall Civil Town	0	0	0	1	1	3,167	0.0%
Elizabeth Civil Town	0	0	0	1	1	3,305	0.0%
Laconia Civil Town	0	0	0	0	0	1,086	0.0%
Lanesville Civil Town	0	0	0	37	37	30,860	0.1%
Mauckport Civil Town	0	0	0	0	0	3,506	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	0	0	0	0	0	33,149	0.0%
Crawford County Community School Corp	1,830	7,121	0	375	9,326	57,835	16.1%
Lanesville School Corp	0	0	0	521	521	963,166	0.1%
North Harrison Community School Corp	250	0	0	3,239	3,489	3,428,831	0.1%
South Harrison School Corp	0	0	0	2,905	2,905	6,818,139	0.0%
Harrison County Public Library	142	465	0	714	1,321	1,214,601	0.1%
Whiskey Run Fire Protection District	286	935	0	49	1,269	7,951	16.0%
Palmyra Fire	0	0	0	37	37	99,903	0.0%
Heth-Washington Twp Fire Protection Dist	0	0	0	12	12	49,808	0.0%
Boone Township Fire District	0	0	0	24	24	43,246	0.1%
Harrison County Solid Waste Mgmt Dist	22	74	0	113	209	192,113	0.1%
Webster Twp Fire Protection	0	0	0	3	3	41,023	0.0%
Morgan Township Fire District	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.

2012 Hendricks County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Hendricks County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Hendricks County the average tax bill for all taxpayers increased 1.2%. This tax bill rise was mainly the result of a 1.9% increase in the tax levy of all local government units and a certified net assessed value increase of 0.5%. Agricultural, homestead, and other residential assessments increased, while business real and personal assessments decreased. The drop in business assessments may have been a legacy of the recession. The levy increase exceeded assessed value growth, so the average tax rate rose. Tax cap credits as a percent of the levy increased by 1.1% in Hendricks County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	1.2%	$179,981,956	$6,917,969,818	11.0%
Change		1.9%	0.5%	1.1%
2011	2.2%	$176,571,106	$6,883,230,188	9.9%

Homestead Property Taxes

Homestead property taxes increased 0.9% on average in Hendricks County in 2012. Tax rates in more than half Hendricks County tax districts increased. The county average tax rate increased by 1.4%. More homesteads reached their tax caps, which reduced the average tax increase. The percentage of Hendricks County homesteads at their tax caps rose from 55.4% in 2011 to 60.6% in 2012. Hendricks County's local homestead credit increased slightly in 2012, which also reduced the average increase in homestead tax bills.

Comparable Homestead Property Tax Changes in Hendricks County

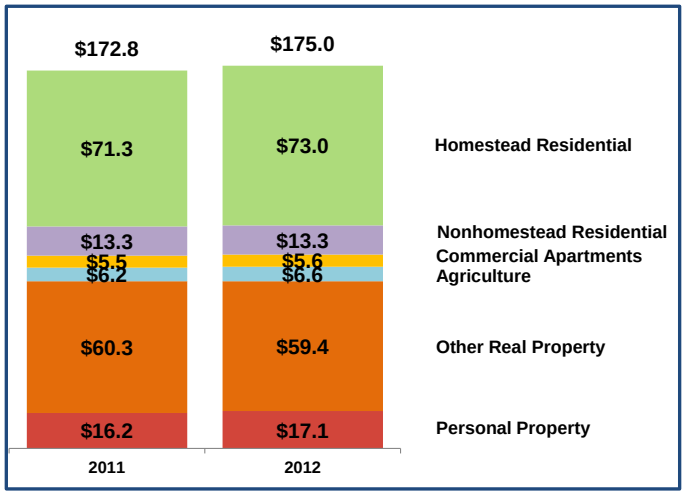
	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	17,137	40.1%
No Change	11,855	27.8%
Lower Tax Bill	13,709	32.1%
Average Change in Tax Bill	**0.9%**	
Detailed Change in Tax Bill		
20% or More	1,276	3.0%
10% to 19%	3,493	8.2%
1% to 9%	12,368	29.0%
0%	11,855	27.8%
-1% to -9%	12,768	29.9%
-10% to -19%	612	1.4%
-20% or More	329	0.8%
Total	**42,701**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Hendricks County's 2012 net property taxes were paid by homeowners and owners of business real property (land and buildings). Net tax bills for all taxpayers increased 1.2% in Hendricks County in 2012. Net taxes were slightly lower on nonhomestead residential property (mostly rentals and second homes) and business real property. Net taxes were higher on other property categories

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in a majority of Hendricks County tax districts. The average tax rate rose by 1.4%, because a small levy increase exceeded an even smaller increase in net assessed value.

Levies in Hendricks County increased by 1.9%. The largest levy increase was in Washington Township, mainly due to increases in the emergency fire loan, cumulative fire, and park bond funds. The county government's levy also increased, due to a rise in the cumulative bridge fund and bond and lease fund levies. Avon Community School Corporation experienced large decreases in its debt service, capital projects, and bus replacement funds.

Hendricks County's total net assessed value increased 0.5% in 2012. Agricultural net assessments rose 9.2%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments were almost unchanged, as increases in homestead and other residential net assessments were offset by a decrease in business real and personal property net assessments. The decline in business assessments may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$7,516,582,224	$7,607,792,154	1.2%	$3,553,185,536	$3,603,188,775	1.4%
Other Residential	850,237,119	873,821,881	2.8%	843,255,461	866,232,456	2.7%
Ag Business/Land	327,406,107	358,446,742	9.5%	326,846,937	356,910,621	9.2%
Business Real/Personal	3,753,263,223	3,566,516,255	-5.0%	2,963,424,867	2,895,997,302	-2.3%
Total	**$12,447,488,673**	**$12,406,577,032**	**-0.3%**	**$7,686,712,801**	**$7,722,329,154**	**0.5%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Hendricks County were almost $22 million, or 11.0% of the levy. This was more than the state average percentage of the levy of 9.2% and much more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Hendricks County's tax rates were higher than the state average.

About two-thirds of the total tax cap credits were in the 1% homestead category; most of the rest were in the 2% nonhomestead/farmland category. The largest percentage losses were in the towns of Jamestown, Brownsburg, North Salem, and Pittsboro, where district tax rates were near or above $3 per $100 assessed value. The largest dollar losses were in the Avon and Brownsburg schools, the town of Brownsburg, and the county unit.

Tax Cap Credits by Category

Tax cap credits increased in Hendricks County in 2012 by $2.4 million, or 12.7%. The percentage of the levy lost to credits rose by 1.1%. There were no major changes in state policy to affect tax cap credits in 2012. Hendricks County credits increased mainly because a majority of district tax rates increased, particularly in some districts where rates were already high.

Tax Cap Category	2011	2012	Difference	% Change
1%	$12,842,019	$14,167,177	$1,325,158	10.3%
2%	5,695,961	6,481,012	785,050	13.8%
3%	887,182	1,243,496	356,314	40.2%
Elderly	54,643	59,083	4,439	8.1%
Total	$19,479,806	$21,950,768	$2,470,962	12.7%
% of Levy	9.9%	11.0%		1.1%

Hendricks County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*199,190,300*	*154,771,645*	*165,061,810*	*176,571,106*	*179,981,956*	*-22.3%*	*6.6%*	*7.0%*	*1.9%*
State Unit	192,670	0	0	0	0	-100.0%			
Hendricks County	20,198,226	19,997,665	20,850,477	22,136,468	23,154,446	-1.0%	4.3%	6.2%	4.6%
Brown Township	163,023	217,694	199,026	172,536	191,213	33.5%	-8.6%	-13.3%	10.8%
Center Township	480,732	749,538	481,874	467,314	675,087	55.9%	-35.7%	-3.0%	44.5%
Clay Township	56,388	58,285	60,322	60,973	63,472	3.4%	3.5%	1.1%	4.1%
Eel River Township	73,237	74,246	76,933	77,463	76,826	1.4%	3.6%	0.7%	-0.8%
Franklin Township	51,273	51,086	54,148	54,026	55,390	-0.4%	6.0%	-0.2%	2.5%
Guilford Township	749,067	464,504	479,991	453,104	506,179	-38.0%	3.3%	-5.6%	11.7%
Liberty Township	171,852	176,802	184,005	186,383	193,487	2.9%	4.1%	1.3%	3.8%
Lincoln Township	236,721	263,571	219,404	200,971	205,731	11.3%	-16.8%	-8.4%	2.4%
Marion Township	38,066	39,012	40,682	41,168	42,759	2.5%	4.3%	1.2%	3.9%
Middle Township	962,481	960,689	930,868	1,170,219	1,117,923	-0.2%	-3.1%	25.7%	-4.5%
Union Township	54,630	53,264	55,903	56,208	57,656	-2.5%	5.0%	0.5%	2.6%
Washington Township	5,590,596	5,990,296	6,610,771	6,229,284	8,025,391	7.1%	10.4%	-5.8%	28.8%
Brownsburg Civil Town	10,784,734	11,463,065	10,731,533	12,510,395	13,194,653	6.3%	-6.4%	16.6%	5.5%
Plainfield Civil Town	10,265,286	13,888,740	13,458,210	14,401,244	15,179,024	35.3%	-3.1%	7.0%	5.4%
Jamestown Civil Town	3,438	4,837	3,228	3,909	4,044	40.7%	-33.3%	21.1%	3.5%
Amo Civil Town	50,405	52,391	55,249	56,047	58,220	3.9%	5.5%	1.4%	3.9%
Clayton Civil Town	107,762	110,058	116,319	118,055	122,658	2.1%	5.7%	1.5%	3.9%
Coatsville Civil Town	84,751	86,684	91,354	92,789	96,237	2.3%	5.4%	1.6%	3.7%
Danville Civil Town	2,071,940	2,069,165	2,254,537	2,199,480	2,212,856	-0.1%	9.0%	-2.4%	0.6%
Lizton Civil Town	88,995	91,392	95,048	97,856	101,775	2.7%	4.0%	3.0%	4.0%
North Salem Civil Town	104,984	107,969	114,318	114,709	120,721	2.8%	5.9%	0.3%	5.2%
Pittsboro Civil Town	465,470	476,722	501,679	508,589	511,488	2.4%	5.2%	1.4%	0.6%
Stilesville Civil Town	29,232	31,434	34,089	34,384	35,338	7.5%	8.4%	0.9%	2.8%
Avon Civil Town	2,629,068	2,481,255	2,908,813	2,914,817	3,001,469	-5.6%	17.2%	0.2%	3.0%
Northwest Hendricks School Corp	8,895,037	7,219,102	7,822,384	8,502,828	9,168,371	-18.8%	8.4%	8.7%	7.8%
Brownsburg Community School Corp	38,812,745	24,375,156	27,115,618	27,991,150	28,172,618	-37.2%	11.2%	3.2%	0.6%
Avon Community School Corp	45,299,455	31,712,369	34,611,050	40,358,037	37,426,161	-30.0%	9.1%	16.6%	-7.3%
Danville Community School Corp	12,915,312	7,878,743	8,393,230	8,528,352	8,619,384	-39.0%	6.5%	1.6%	1.1%
Plainfield Community School Corp	25,508,780	15,036,206	17,375,686	17,436,479	17,958,972	-41.1%	15.6%	0.3%	3.0%
Mill Creek Community School Corp	7,036,039	3,930,471	4,006,322	4,455,343	4,311,514	-44.1%	1.9%	11.2%	-3.2%
Washington Township Public Library	1,208,872	1,221,461	1,295,589	1,140,779	1,395,287	1.0%	6.1%	-11.9%	22.3%
Brownsburg Public Library	1,168,284	993,815	1,262,536	1,174,868	1,234,513	-14.9%	27.0%	-6.9%	5.1%
Clayton Public Library	159,058	157,871	161,159	170,417	166,869	-0.7%	2.1%	5.7%	-2.1%
Coatesville-Clay Township Public Library	154,690	158,069	160,299	162,995	161,884	2.2%	1.4%	1.7%	-0.7%
Danville Public Library	548,070	514,848	587,186	609,197	626,641	-6.1%	14.1%	3.7%	2.9%
Plainfield - Guilford Twp Public Library	1,593,396	1,613,170	1,661,970	1,682,270	1,735,699	1.2%	3.0%	1.2%	3.2%
Hendricks County Solid Waste District	0	0	0	0	0				
Hendricks County Redevelopment	0	0	0	0	0				
Brownsburg Redevelopment Commission	0	0	0	0	0				
Plainfield Redevelopment Commission	0	0	0	0	0				
Danville Redevelopment Commission	32,099	0	0	0	0	-100.0%			
Avon Redevelopment Commission	153,436	0	0	0	0	-100.0%			

Hendricks County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Rate, Homesteads
32001	Brown Township	2.4352	--	--	--	--	5.2616%	--	2.3071
32002	Center Township	2.1278	--	--	--	--	5.2616%	--	2.0158
32003	Danville Town	2.4531	--	--	--	--	5.2616%	--	2.3240
32007	Eel River Township	2.2366	--	--	--	--	5.2616%	--	2.1189
32008	North Salem Town	3.2514	--	--	--	--	5.2616%	--	3.0803
32009	Franklin Township	1.3558	--	--	--	--	5.2616%	--	1.2845
32010	Stilesville Town	1.7987	--	--	--	--	5.2616%	--	1.7041
32011	Guilford Township	1.8838	--	--	--	--	5.2616%	--	1.7847
32012	Plainfield Town	2.5442	--	--	--	--	5.2616%	--	2.4103
32013	Liberty Township	1.4149	--	--	--	--	5.2616%	--	1.3405
32014	Clayton Town	1.8970	--	--	--	--	5.2616%	--	1.7972
32015	Lincoln Township	2.4236	--	--	--	--	5.2616%	--	2.2961
32016	Brownsburg Town	3.2066	--	--	--	--	5.2616%	--	3.0379
32017	Marion Township	1.7143	--	--	--	--	5.2616%	--	1.6241
32018	Middle Township	2.5407	--	--	--	--	5.2616%	--	2.4070
32019	Pittsboro Town	2.9286	--	--	--	--	5.2616%	--	2.7745
32020	Union Township	2.2257	--	--	--	--	5.2616%	--	2.1086
32021	Lizton Town	2.9943	--	--	--	--	5.2616%	--	2.8368
32022	Washington Township	2.7009	--	--	--	--	5.2616%	--	2.5588
32023	Clay Township	1.5261	--	--	--	--	5.2616%	--	1.4458
32024	Amo Town	2.2647	--	--	--	--	5.2616%	--	2.1455
32025	Coatsville Town	2.1622	--	--	--	--	5.2616%	--	2.0484
32026	Brownsburg - Brown Twp	3.2010	--	--	--	--	5.2616%	--	3.0326
32027	Plainfield - Washington Twp	3.2874	--	--	--	--	5.2616%	--	3.1144
32028	Brownsburg - Middle Twp	3.3142	--	--	--	--	5.2616%	--	3.1398
32029	Plainfield - Liberty Twp	2.3069	--	--	--	--	5.2616%	--	2.1855
32030	Eel River - Jamestown	2.6519	--	--	--	--	5.2616%	--	2.5124
32031	Avon	3.0738	--	--	--	--	5.2616%	--	2.9121
32032	Pittsboro - Brown Twp	2.8154	--	--	--	--	5.2616%	--	2.6673
32033	Danville - Washington Twp	2.9970	--	--	--	--	5.2616%	--	2.8393

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Hendricks County 2012 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	*14,167,058*	*6,198,565*	*969,997*	*59,083*	*21,394,702*	*179,981,956*	*11.9%*
TIF Total	*120*	*282,447*	*273,499*	*0*	*556,066*	*19,336,336*	*2.9%*
County Total	*14,167,177*	*6,481,012*	*1,243,496*	*59,083*	*21,950,768*	*199,318,292*	*11.0%*
Hendricks County	1,662,497	741,617	102,146	7,500	2,513,760	23,154,446	10.9%
Brown Township	21,374	3,657	40	16	25,088	191,213	13.1%
Center Township	12,740	9,802	0	94	22,636	675,087	3.4%
Clay Township	8	60	0	1	70	63,472	0.1%
Eel River Township	1,353	3,653	84	20	5,110	76,826	6.7%
Franklin Township	0	0	0	28	28	55,390	0.1%
Guilford Township	12,372	10,408	0	217	22,997	506,179	4.5%
Liberty Township	79	53	0	53	184	193,487	0.1%
Lincoln Township	12,971	8,151	954	74	22,150	205,731	10.8%
Marion Township	1	0	0	0	1	42,759	0.0%
Middle Township	110,082	52,532	15	432	163,062	1,117,923	14.6%
Union Township	1,315	2,295	0	36	3,646	57,656	6.3%
Washington Township	875,281	299,278	42,847	1,929	1,219,337	8,025,391	15.2%
Brownsburg Civil Town	1,658,232	639,452	191,832	5,374	2,494,890	13,194,653	18.9%
Plainfield Civil Town	550,420	390,380	40,497	6,448	987,746	15,179,024	6.5%
Jamestown Civil Town	653	187	0	0	841	4,044	20.8%
Amo Civil Town	8	2,288	0	20	2,315	58,220	4.0%
Clayton Civil Town	0	0	0	156	156	122,658	0.1%
Coatsville Civil Town	475	1,516	0	7	1,998	96,237	2.1%
Danville Civil Town	86,363	99,551	0	1,027	186,941	2,212,856	8.4%
Lizton Civil Town	5,159	10,055	0	176	15,389	101,775	15.1%
North Salem Civil Town	6,434	10,955	3,107	59	20,554	120,721	17.0%
Pittsboro Civil Town	59,928	25,929	0	130	85,987	511,488	16.8%
Stilesville Civil Town	0	0	0	17	17	35,338	0.0%
Avon Civil Town	276,430	100,767	34,512	372	412,081	3,001,469	13.7%
Northwest Hendricks School Corp	697,859	423,056	9,320	3,708	1,133,942	9,168,371	12.4%
Brownsburg Community School Corp	2,998,046	1,156,797	270,526	9,549	4,434,919	28,172,618	15.7%
Avon Community School Corp	4,102,604	1,428,946	252,836	8,440	5,792,827	37,426,161	15.5%
Danville Community School Corp	224,714	239,375	0	2,445	466,534	8,619,384	5.4%
Plainfield Community School Corp	438,954	369,267	0	7,710	815,930	17,958,972	4.5%
Mill Creek Community School Corp	3,944	6,936	0	1,289	12,169	4,311,514	0.3%
Washington Township Public Library	152,949	53,273	9,426	315	215,963	1,395,287	15.5%
Brownsburg Public Library	131,373	50,690	11,854	418	194,336	1,234,513	15.7%
Clayton Public Library	207	139	0	55	402	166,869	0.2%
Coatesville-Clay Township Public Library	114	829	0	7	950	161,884	0.6%
Danville Public Library	19,693	20,981	0	214	40,888	626,641	6.5%
Plainfield - Guilford Twp Public Library	42,424	35,689	0	745	78,858	1,735,699	4.5%
Hendricks County Solid Waste District	0	0	0	0	0	0	
Brownsburg Fire Territory	0	0	0	0	0	0	
Hendricks County Redevelopment	0	0	0	0	0	0	
Brownsburg Redevelopment Commission	0	0	0	0	0	0	
Plainfield Redevelopment Commission	0	0	0	0	0	0	
Danville Redevelopment Commission	0	0	0	0	0	0	
Avon Redevelopment Commission	0	0	0	0	0	0	

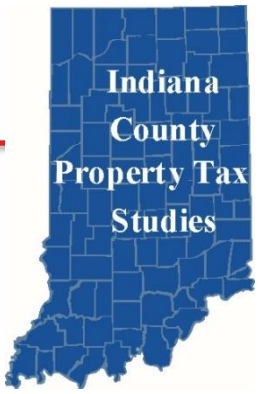
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*14,167,058*	*6,198,565*	*969,997*	*59,083*	*21,394,702*	*179,981,956*	*11.9%*
TIF Total	*120*	*282,447*	*273,499*	*0*	*556,066*	*19,336,336*	*2.9%*
County Total	*14,167,177*	*6,481,012*	*1,243,496*	*59,083*	*21,950,768*	*199,318,292*	*11.0%*
TIF - Danville TIF	0	0	0	0	0	0	
TIF - Guilford Heartland TIF	0	0	0	0	0	1,421,433	0.0%
TIF - Plainfield- I70 TIF	0	0	0	0	0	1,697,496	0.0%
TIF - Plainfield- All Points TIF	0	0	0	0	0	13,864	0.0%
TIF - Plainfield- US 40 TIF	0	127,536	0	0	127,536	4,490,552	2.8%
TIF - Plainfield- SR 267 TIF	0	53,578	0	0	53,578	959,677	5.6%
TIF - Plainfield- Six Points TIF	0	443	0	0	443	3,084,904	0.0%
TIF - Liberty- Westpoint TIF	0	0	0	0	0	49	0.0%
TIF - Liberty- 70 West TIF	0	0	0	0	0	67,307	0.0%
TIF - Brownsburg- Wynn Farms TIF	0	722	5,870	0	6,592	94,267	7.0%
TIF - Brownsburg TIF	0	30,578	23,779	0	54,357	450,609	12.1%
TIF - Pittsboro TIF	0	0	0	0	0	1,431,559	0.0%
TIF - Washington- All Points TIF	0	0	0	0	0	0	
TIF - Brownsburg-Brown Expand TIF	0	0	46,734	0	46,734	744,258	6.3%
TIF - Brownsburg- Brown TIF	0	50,432	92,413	0	142,845	1,606,121	8.9%
TIF - Plainfield- Wash- All Pts TIF	120	19,158	43,995	0	63,273	742,510	8.5%
TIF - Avon TIF	0	0	41,378	0	41,378	1,726,647	2.4%
TIF - Avon # 3 TIF	0	0	9,302	0	9,302	387,418	2.4%
TIF - Avon # 4 TIF	0	0	10,028	0	10,028	417,665	2.4%

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

Circuit Breaker Credit Types:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.
Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.
The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2012 Henry County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Henry County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Henry County the average tax bill for all taxpayers decreased by 1.5%. This tax bill fall was mainly the result of the 3.0% decrease in the tax levy of all local government units. Henry County certified net assessed value increased slightly, by 0.3%. Homestead and agricultural net assessments increased. The fall in other residential and business assessments may have been a legacy of the recession. Falling levies and (slightly) rising net assessed values caused the average tax rate to fall, though rates rose in a majority of tax districts. Increased rates in districts where rates were already high caused an increase in tax cap credits as a percent of the levy, increasing slightly in 2012 by 1.4%.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-1.5%	$35,776,886	$1,400,619,761	14.3%
Change		-3.0%	0.3%	1.4%
2011	-1.7%	$36,893,294	$1,396,947,730	12.9%

Homestead Property Taxes

Homestead property taxes decreased 4.3% on average in Henry County in 2012. Tax rates rose in a majority of Henry County tax districts, but rates in a few districts fell substantially, so the county average tax rate decreased by 3.3%. Local homestead credit rates fell slightly. The drop in the average tax rate accounts for the lower homestead tax bills. The percentage of homesteads at their tax caps rose slightly, from 8.8% in 2011 to 9.0% in 2012.

Comparable Homestead Property Tax Changes in Henry County

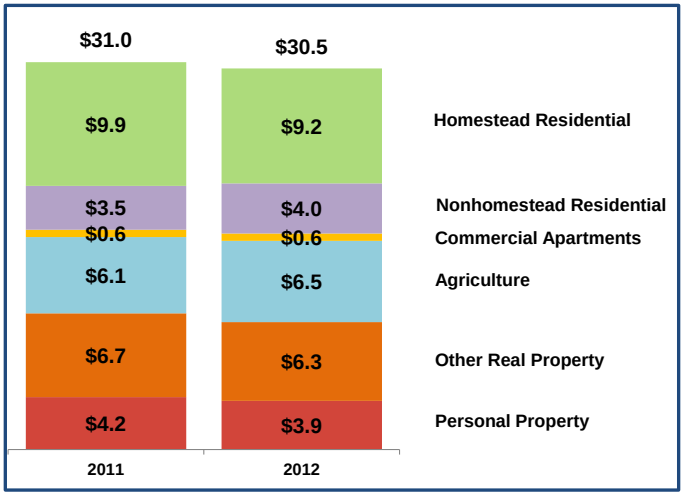
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	4,591	33.0%
No Change	667	4.8%
Lower Tax Bill	8,657	62.2%
Average Change in Tax Bill	**-4.3%**	
Detailed Change in Tax Bill		
20% or More	529	3.8%
10% to 19%	360	2.6%
1% to 9%	3,702	26.6%
0%	667	4.8%
-1% to -9%	4,418	31.7%
-10% to -19%	2,731	19.6%
-20% or More	1,508	10.8%
Total	**13,915**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Henry County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal), by homeowners, and by owners of agricultural property. Net tax bills decreased on homesteads, commercial apartments, and business property. Net taxes increased on agricultural property and nonhomestead residential property (mostly small rentals and second homes).

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in a majority of Henry County tax districts. Still, the average tax rate fell by 3.3%, because the levy fell while net assessed value increased slightly. Double-digit percentage reductions in tax rates in seven Henry County tax districts accounted for the fall in the average tax rate.

Levies in Henry County decreased by 3.0%. South Henry School Corporation had significant decreases in its bus replacement and debt service funds, and New Castle Schools saw reductions in its transportation and debt service funds. The largest levy increase was in the county unit, due to increases in the general fund and debt service fund.

Henry County's total net assessed value increased 2.5% in 2012. Agricultural net assessments rose 11.5%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Declines in business and other residential assessments may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$1,409,688,454	$1,373,262,895	-2.6%	$498,325,157	$511,042,477	2.6%
Other Residential	184,230,302	178,085,833	-3.3%	183,027,167	177,036,911	-3.3%
Ag Business/Land	319,276,944	358,506,228	12.3%	318,713,660	355,242,558	11.5%
Business Real/Personal	577,086,170	568,591,662	-1.5%	436,759,164	429,725,408	-1.6%
Total	**$2,490,281,870**	**$2,478,446,618**	**-0.5%**	**$1,436,825,148**	**$1,473,047,354**	**2.5%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Henry County were $5.2 million, or 14.3% of the levy. This was more than the state average percentage of the levy of 9.2%, and much more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Henry County's tax rates were higher than the state average.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 3% business category. The largest percentage losses were in the city of New Castle and the town of Shirley, where district tax rates were above $4 per $100 assessed value. The largest dollar losses were in New Castle, New Castle Schools, and the county unit.

Tax Cap Credits by Category

Tax cap credits increased in Henry County in 2012 by $373,187, or 7.7%. The percentage of the levy lost to credits rose by 1.4%. There were no major changes in state policy to affect tax cap credits in 2012. Henry County credits increased mainly because tax rates rose in districts where rates were already high.

Tax Cap Category	2011	2012	Difference	% Change
1%	$535,751	$545,685	$9,934	1.9%
2%	2,568,531	2,855,162	286,630	11.2%
3%	1,744,412	1,825,758	81,346	4.7%
Elderly	23,076	18,352	-4,723	-20.5%
Total	$4,871,769	$5,244,957	$373,187	7.7%
% of Levy	12.9%	14.3%		1.4%

Henry County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	% Change 2009 - 2010	% Change 2010 - 2011	% Change 2011 - 2012
County Total	*50,463,376*	*35,459,270*	*36,475,836*	*36,893,294*	*35,776,886*	*-29.7%*	*2.9%*	*1.1%*	*-3.0%*
State Unit	42,820	0	0	0	0	-100.0%			
Henry County	11,279,478	8,358,171	8,496,714	8,799,373	9,615,253	-25.9%	1.7%	3.6%	9.3%
Blue River Township	32,087	32,241	33,061	33,676	34,425	0.5%	2.5%	1.9%	2.2%
Dudley Township	17,907	10,496	11,004	46,879	28,073	-41.4%	4.8%	326.0%	-40.1%
Fall Creek Township	65,068	65,454	66,984	67,813	69,041	0.6%	2.3%	1.2%	1.8%
Franklin Township	29,125	30,470	31,419	31,945	32,849	4.6%	3.1%	1.7%	2.8%
Greensboro Township	19,509	20,647	21,365	21,138	22,630	5.8%	3.5%	-1.1%	7.1%
Harrison Township	26,127	27,400	28,430	29,137	28,065	4.9%	3.8%	2.5%	-3.7%
Henry Township	488,030	511,348	531,605	545,304	215,628	4.8%	4.0%	2.6%	-60.5%
Jefferson Township	43,749	44,236	45,182	46,050	41,770	1.1%	2.1%	1.9%	-9.3%
Liberty Township	29,419	30,712	31,847	50,179	50,457	4.4%	3.7%	57.6%	0.6%
Prairie Township	124,798	111,293	103,702	86,890	38,554	-10.8%	-6.8%	-16.2%	-55.6%
Spiceland Township	37,913	37,814	38,769	39,304	40,778	-0.3%	2.5%	1.4%	3.8%
Stoney Creek Township	26,779	27,001	27,775	28,312	28,872	0.8%	2.9%	1.9%	2.0%
Wayne Township	60,864	90,682	100,382	99,983	106,280	49.0%	10.7%	-0.4%	6.3%
New Castle Civil City	6,766,360	6,726,932	6,926,725	7,210,549	7,154,051	-0.6%	3.0%	4.1%	-0.8%
Shirley Civil Town	50,327	57,090	56,636	58,797	58,020	13.4%	-0.8%	3.8%	-1.3%
Blountsville Civil Town	7,163	7,355	7,684	7,885	8,135	2.7%	4.5%	2.6%	3.2%
Cadiz Civil Town	3,665	3,811	3,955	4,058	4,188	4.0%	3.8%	2.6%	3.2%
Dunreith Civil Town	31,077	32,403	33,783	34,676	35,771	4.3%	4.3%	2.6%	3.2%
Greensboro Civil Town	7,715	7,708	8,418	8,639	8,913	-0.1%	9.2%	2.6%	3.2%
Kennard Civil Town	29,591	31,612	32,814	33,679	34,741	6.8%	3.8%	2.6%	3.2%
Knightstown Civil Town	382,860	360,154	372,759	381,745	393,163	-5.9%	3.5%	2.4%	3.0%
Lewisville Civil Town	31,102	30,222	32,489	33,334	34,402	-2.8%	7.5%	2.6%	3.2%
Middletown Civil Town	399,362	400,517	485,362	483,615	436,034	0.3%	21.2%	-0.4%	-9.8%
Mooreland Civil Town	25,351	25,720	27,126	27,803	27,782	1.5%	5.5%	2.5%	-0.1%
Mount Summit Civil Town	5,813	6,043	6,271	6,437	6,640	4.0%	3.8%	2.6%	3.2%
Spiceland Civil Town	54,038	55,835	45,318	53,135	54,841	3.3%	-18.8%	17.2%	3.2%
Springport Civil Town	12,481	12,978	13,472	13,825	14,265	4.0%	3.8%	2.6%	3.2%
Straughn Civil Town	18,849	19,165	19,808	20,312	20,841	1.7%	3.4%	2.5%	2.6%
Sulphur Springs Civil Town	20,436	21,752	22,563	23,057	23,738	6.4%	3.7%	2.2%	3.0%
Blue River Valley School Corp	2,960,533	1,821,487	1,905,726	1,910,622	1,913,133	-38.5%	4.6%	0.3%	0.1%
South Henry School Corp	2,704,826	2,037,411	1,882,152	2,387,441	1,582,960	-24.7%	-7.6%	26.8%	-33.7%
Shenandoah School Corp	4,809,476	2,627,023	3,041,633	2,114,586	2,133,176	-45.4%	15.8%	-30.5%	0.9%
New Castle Community School Corp	12,639,340	7,017,366	6,860,805	6,950,686	6,274,661	-44.5%	-2.2%	1.3%	-9.7%
Charles A. Beard Memorial School Corp	4,174,621	2,152,510	2,528,799	2,400,084	2,404,274	-48.4%	17.5%	-5.1%	0.2%
Union School Corp	463,391	227,337	218,583	228,685	216,467	-50.9%	-3.9%	4.6%	-5.3%
Nettle Creek School Corp	541,806	293,349	314,401	295,679	322,378	-45.9%	7.2%	-6.0%	9.0%
Knightstown Public Library	48,120	50,559	52,502	52,343	55,618	5.1%	3.8%	-0.3%	6.3%
Middletown-Fall Creek Twp Public Library	116,580	69,340	71,936	122,937	117,759	-40.5%	3.7%	70.9%	-4.2%
Spiceland Public Library	13,889	14,474	15,018	15,360	15,885	4.2%	3.8%	2.3%	3.4%
New Castle-Henry County Public Library	1,775,969	1,905,096	1,920,859	2,087,342	2,072,375	7.3%	0.8%	8.7%	-0.7%
Three Rivers Solid Waste Mgmt Dist	0	0	0	0	0				
Middletown Redevelopment Commission	0	0	0	0	0				
Henry County Redevelopment Commission	44,962	46,056	0	0	0	2.4%	-100.0%		

Henry County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
33001	Blue River Township	2.3662	--	--	6.3444%	--	--	--	2.2161
33002	Mooreland Town	3.0297	--	--	0.4473%	--	--	--	3.0161
33003	Dudley Township	1.8214	--	--	24.2630%	--	--	--	1.3795
33004	Straughn Town	2.3917	--	--	--	--	--	--	2.3917
33005	Fall Creek Township	1.6347	--	--	0.6756%	--	--	--	1.6237
33006	Middletown Town	2.3553	--	--	15.6471%	--	--	--	1.9868
33007	Franklin Township	1.8366	--	--	10.4735%	--	--	--	1.6442
33008	Lewisville Town	2.4427	--	--	1.8305%	--	--	--	2.3980
33009	Greensboro Township	2.2478	--	--	0.7044%	--	--	--	2.2320
33010	Shirley Town	4.1104	--	--	0.0101%	--	--	--	4.1100
33011	Greensboro Town	2.7959	--	--	--	--	--	--	2.7959
33012	Kennard Town	2.9204	--	--	0.3047%	--	--	--	2.9115
33013	Harrison Township	1.6203	--	--	30.7303%	--	--	--	1.1224
33014	Cadiz Town	1.8163	--	--	2.5660%	--	--	--	1.7697
33015	Henry Township	2.0317	--	--	42.0936%	--	--	--	1.1765
33016	New Castle City	4.0618	--	--	17.5815%	--	--	--	3.3477
33017	Jefferson Township	1.6618	--	--	2.6840%	--	--	--	1.6172
33018	Sulpher Springs Town	1.9766	--	--	15.8014%	--	--	--	1.6643
33019	West Liberty Township	2.0723	--	--	11.7214%	--	--	--	1.8294
33020	East Liberty Township	1.9996	--	--	3.8211%	--	--	--	1.9232
33021	Prairie Township	2.3178	--	--	4.2769%	--	--	--	2.2187
33022	Mount Summit Town	2.4012	--	--	0.8676%	--	--	--	2.3804
33023	Springport Town	2.9146	--	--	0.0084%	--	--	--	2.9144
33024	Spiceland Township	1.6875	--	--	16.1165%	--	--	--	1.4155
33025	Dunreith Town	3.0584	--	--	0.1319%	--	--	--	3.0544
33026	Spiceland Town	2.1071	--	--	2.5700%	--	--	--	2.0529
33027	Stoney Creek Township	1.7154	--	--	3.6714%	--	--	--	1.6524
33028	Blountsville Town	2.1502	--	--	12.8459%	--	--	--	1.8740
33029	Wayne Township	2.2843	--	--	14.6493%	--	--	--	1.9497
33030	Knightstown Town	3.2755	--	--	11.9064%	--	--	--	2.8855

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Henry County 2012 Circuit Breaker Cap Credits

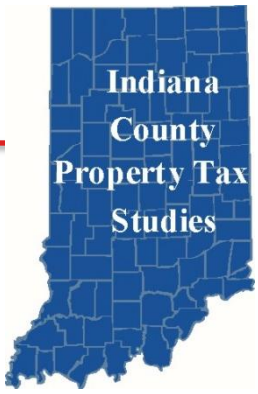
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*545,685*	*2,851,804*	*1,749,807*	*18,352*	*5,165,648*	*35,776,886*	*14.4%*
TIF Total	*0*	*3,357*	*75,951*	*0*	*79,308*	*1,023,315*	*7.8%*
County Total	*545,685*	*2,855,162*	*1,825,758*	*18,352*	*5,244,957*	*36,800,201*	*14.3%*
Henry County	99,511	543,360	297,498	4,548	944,917	9,615,253	9.8%
Blue River Township	89	2,806	5	7	2,908	34,425	8.4%
Dudley Township	1	34	0	7	43	28,073	0.2%
Fall Creek Township	2	603	0	30	636	69,041	0.9%
Franklin Township	2	80	0	6	87	32,849	0.3%
Greensboro Township	281	1,475	140	10	1,907	22,630	8.4%
Harrison Township	0	0	0	12	12	28,065	0.0%
Henry Township	4,761	22,698	17,036	103	44,598	215,628	20.7%
Jefferson Township	0	0	0	18	18	41,770	0.0%
Liberty Township	0	485	0	33	517	50,457	1.0%
Prairie Township	535	1,807	0	28	2,369	38,554	6.1%
Spiceland Township	13	114	6	15	148	40,778	0.4%
Stoney Creek Township	0	15	0	3	18	28,872	0.1%
Wayne Township	645	7,002	1,087	44	8,779	106,280	8.3%
New Castle Civil City	235,733	1,112,971	843,518	4,324	2,196,545	7,154,051	30.7%
Shirley Civil Town	667	9,181	8,347	65	18,261	58,020	31.5%
Blountsville Civil Town	0	249	0	3	253	8,135	3.1%
Cadiz Civil Town	0	0	0	0	0	4,188	0.0%
Dunreith Civil Town	596	3,146	266	2	4,009	35,771	11.2%
Greensboro Civil Town	2	896	0	73	972	8,913	10.9%
Kennard Civil Town	552	3,763	0	95	4,410	34,741	12.7%
Knightstown Civil Town	6,144	48,470	13,419	208	68,240	393,163	17.4%
Lewisville Civil Town	49	2,419	0	0	2,468	34,402	7.2%
Middletown Civil Town	57	19,127	0	313	19,497	436,034	4.5%
Mooreland Civil Town	177	3,449	81	24	3,731	27,782	13.4%
Mount Summit Civil Town	21	261	0	6	288	6,640	4.3%
Spiceland Civil Town	0	715	0	44	760	54,841	1.4%
Springport Civil Town	202	1,179	0	0	1,380	14,265	9.7%
Straughn Civil Town	58	1,513	0	107	1,677	20,841	8.0%
Sulphur Springs Civil Town	0	0	0	28	28	23,738	0.1%
Blue River Valley School Corp	19,713	110,618	161	1,101	131,594	1,913,133	6.9%
South Henry School Corp	536	9,033	170	566	10,306	1,582,960	0.7%
Shenandoah School Corp	50	16,803	0	1,020	17,873	2,133,176	0.8%
New Castle Community School Corp	130,773	630,158	467,942	2,861	1,231,734	6,274,661	19.6%
Charles A. Beard Memorial School Corp	18,982	160,333	23,456	1,140	203,910	2,404,274	8.5%
Union School Corp	0	367	0	28	395	216,467	0.2%
Nettle Creek School Corp	0	0	0	406	406	322,378	0.1%
Knightstown Public Library	869	6,857	1,898	29	9,653	55,618	17.4%
Middletown-Fall Creek Twp Public Library	6	2,053	0	60	2,119	117,759	1.8%
Spiceland Public Library	10	92	5	7	113	15,885	0.7%
New Castle Public Library	0	0	0	0	0	0	
Henry County Contractual Library	0	0	0	0	0	0	
New Castle-Henry County Public Library	24,647	127,674	74,772	975	228,068	2,072,375	11.0%
Three Rivers Solid Waste Mgmt Dist	0	0	0	0	0	0	
Middletown Redevelopment Commission	0	0	0	0	0	0	
Henry County Redevelopment Commission	0	0	0	0	0	0	
TIF - Middletown	0	17	0	0	17	26,742	0.1%
TIF - Industrial Park	0	0	0	0	0	903	0.0%
TIF - Spiceland II	0	0	0	0	0	38,872	0.0%
TIF - Industrial Park	0	39	0	0	39	387,032	0.0%
TIF - New Castle NW	0	0	0	0	0	2,518	0.0%
TIF - Indiana Ave	0	0	182	0	182	695	26.1%
TIF - Industrial Park	0	0	24,484	0	24,484	93,661	26.1%
TIF - New Castle NW	0	1,028	32,072	0	33,100	138,777	23.9%
TIF - New Castle SE	0	2,274	19,213	0	21,487	81,985	26.2%
TIF - Spiceland II	0	0	0	0	0	113,589	0.0%
TIF - Spiceland	0	0	0	0	0	138,542	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.

2012 Howard County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Howard County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Howard County the average tax bill for all taxpayers increased 3.5%. This tax bill rise was the result of a large 7.7% increase in certified net assessments. The tax levy of all local government units rose by only 0.7%. Net assessed value increased due to big increases in agricultural and business net assessments. A decline in homestead and other residential assessments may have been a legacy of the recession. A net assessed value increase that exceeded the levy rise caused tax rates to fall in almost all Howard County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell substantially, by 3.6%, in Howard County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	3.5%	$95,608,640	$3,662,847,626	4.7%
Change		0.7%	7.7%	-3.6%
2011	-3.0%	$94,915,602	$3,402,169,541	8.3%

Homestead Property Taxes

Homestead property taxes decreased 11.4% on average in Howard County in 2012. The county average tax rate fell by 6.4%. Tax rates decreased in all but one of Howard County's tax districts. The percentage of Howard County homesteads at their tax caps fell from 1.6% in 2011 to 0.4% in 2012.

Comparable Homestead Property Tax Changes in Howard County

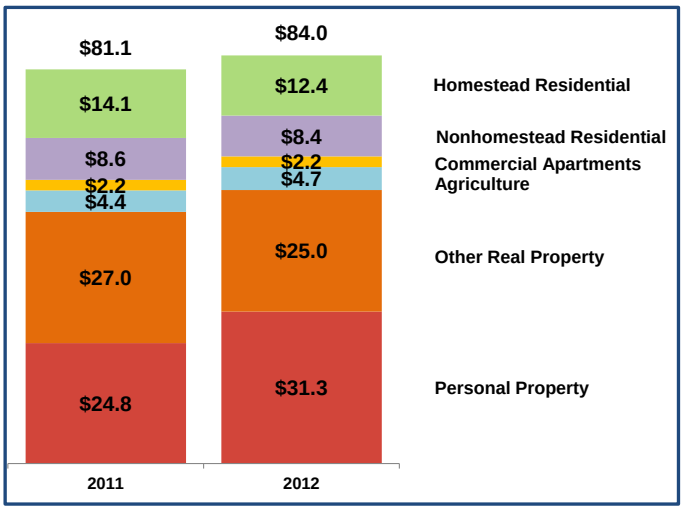
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,615	7.0%
No Change	1,136	4.9%
Lower Tax Bill	20,445	88.1%
Average Change in Tax Bill	**-11.4%**	
Detailed Change in Tax Bill		
20% or More	349	1.5%
10% to 19%	153	0.7%
1% to 9%	1,113	4.8%
0%	1,136	4.9%
-1% to -9%	6,015	25.9%
-10% to -19%	11,011	47.5%
-20% or More	3,419	14.7%
Total	**23,196**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest part of Howard County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and equipment (personal property). Net tax bills for all taxpayers increased 3.5% in Howard County in 2012. Net taxes were higher for agricultural property and personal property and lower for all other property categories.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all but one of the Howard County tax districts. The average tax rate fell by 6.4%, because a small levy increase was offset by a substantial increase in net assessed value.

Levies in Howard County increased slightly by 0.7%. The largest levy increase was in the city of Kokomo, mainly due to an increase in the general fund. The county unit saw significant decreases in the jail lease rental fund and health fund.

Howard County's total net assessed value increased 6.0% in 2012. Business real and personal net assessments rose 11.7%, and agricultural net assessments rose 12.5%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. The large increase in business net AV is due to the expiration of a large amount of personal property abatements. Homestead and other residential net assessed value decreased, which may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$2,499,246,247	$2,449,635,927	-2.0%	$923,560,488	$912,899,040	-1.2%
Other Residential	508,774,351	488,803,544	-3.9%	505,486,526	485,373,301	-4.0%
Ag Business/Land	241,576,300	272,194,000	12.7%	240,969,648	271,071,149	12.5%
Business Real/Personal	2,421,554,352	2,358,253,254	-2.6%	1,770,796,718	1,977,449,291	11.7%
Total	**$5,671,151,250**	**$5,568,886,725**	**-1.8%**	**$3,440,813,380**	**$3,646,792,781**	**6.0%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Howard County were $4.5 million, or 4.7% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Howard County's tax rates were above the state average. There were few cap credits for homeowners because of Howard County's large local homestead credit.

Almost all of the total tax cap credits were in the 2% nonhomestead/farmland category. The largest percentage losses were in the towns of Greentown and Russiaville, where district tax rates were near $3 per $100 assessed value. The largest dollar losses were in the city of Kokomo, Kokomo-Center Township Schools, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased substantially in Howard County in 2012 by $3.4 million, or 43.0%. The percentage of the levy lost to credits fell by 3.6%. There were no major changes in state policy to affect tax cap credits in 2012. Howard County credits decreased mainly because of large decreases in property tax rates.

Tax Cap Category	2011	2012	Difference	% Change
1%	$78,291	$25,764	-$52,527	-67.1%
2%	5,396,161	4,147,152	-1,249,008	-23.1%
3%	2,368,761	317,153	-2,051,609	-86.6%
Elderly	54,294	14,616	-39,679	-73.1%
Total	$7,897,508	$4,504,684	-$3,392,823	-43.0%
% of Levy	8.3%	4.7%		-3.6%

Howard County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*133,188,558*	*93,254,197*	*95,329,814*	*94,915,602*	*95,608,640*	*-30.0%*	*2.2%*	*-0.4%*	*0.7%*
State Unit	106,288	0	0	0	0	-100.0%			
Howard County	20,128,309	17,929,142	18,090,015	19,344,737	17,713,532	-10.9%	0.9%	6.9%	-8.4%
Center Township	1,557,694	1,436,254	1,599,628	1,622,151	1,684,072	-7.8%	11.4%	1.4%	3.8%
Clay Township	36,329	39,595	40,882	42,031	43,184	9.0%	3.3%	2.8%	2.7%
Ervin Township	52,481	54,433	56,526	57,950	57,691	3.7%	3.8%	2.5%	-0.4%
Harrison Township	204,198	196,236	199,219	175,734	208,164	-3.9%	1.5%	-11.8%	18.5%
Honey Creek Township	59,671	49,211	50,159	46,036	46,931	-17.5%	1.9%	-8.2%	1.9%
Howard Township	58,868	61,443	63,729	62,744	61,648	4.4%	3.7%	-1.5%	-1.7%
Jackson Township	19,471	20,221	20,955	20,836	20,008	3.9%	3.6%	-0.6%	-4.0%
Liberty Township	62,365	64,839	67,225	69,056	69,851	4.0%	3.7%	2.7%	1.2%
Monroe Township	30,542	31,717	32,905	33,752	33,648	3.8%	3.7%	2.6%	-0.3%
Taylor Township	183,085	177,167	174,707	170,113	170,641	-3.2%	-1.4%	-2.6%	0.3%
Union Township	29,762	30,898	32,010	27,213	33,914	3.8%	3.6%	-15.0%	24.6%
Kokomo Civil City	35,053,250	33,346,830	34,606,835	35,510,301	36,644,527	-4.9%	3.8%	2.6%	3.2%
Greentown Civil Town	342,492	363,920	377,754	387,936	387,890	6.3%	3.8%	2.7%	0.0%
Russiaville Civil Town	232,724	239,430	247,886	251,558	259,284	2.9%	3.5%	1.5%	3.1%
Taylor Community School Corp	7,416,341	3,709,299	3,448,145	3,378,569	2,967,484	-50.0%	-7.0%	-2.0%	-12.2%
Northwestern School Corp	11,025,537	5,625,590	5,808,605	5,105,129	5,630,706	-49.0%	3.3%	-12.1%	10.3%
Eastern Howard Community School Corp	5,901,499	3,754,277	3,716,276	3,770,309	3,838,068	-36.4%	-1.0%	1.5%	1.8%
Western School Corp	10,665,640	5,318,621	5,587,524	5,135,607	5,270,982	-50.1%	5.1%	-8.1%	2.6%
Kokomo-Center Township Cons School Corp	35,248,041	15,868,325	15,983,560	14,446,215	15,040,771	-55.0%	0.7%	-9.6%	4.1%
Greentown Public Library	233,317	242,675	251,777	258,411	266,361	4.0%	3.8%	2.6%	3.1%
Kokomo-Howard County Public Library	3,863,067	3,990,437	4,143,368	4,250,737	4,386,422	3.3%	3.8%	2.6%	3.2%
Howard County Solid Waste Mgmt Dist	677,587	703,637	730,124	748,477	772,861	3.8%	3.8%	2.5%	3.3%

Howard County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Rate, Homesteads
34001	Center Township	1.5385	--	--	--	--	38.0184%	--	0.9536
34002	Kokomo City - Center Township	2.9761	--	--	--	--	38.0184%	--	1.8446
34003	Kokomo City - Clay Township	2.9623	--	--	--	--	38.0184%	--	1.8361
34006	Kokomo City - Harrison Township	3.3333	--	--	--	--	38.0184%	--	2.0660
34007	Kokomo City - Howard Township	2.9649	--	--	--	--	38.0184%	--	1.8377
34010	Jackson Township	2.2202	--	--	--	--	38.0184%	--	1.3761
34011	Liberty Township	2.2231	--	--	--	--	38.0184%	--	1.3779
34012	Greentown Town	3.0117	--	--	--	--	38.0184%	--	1.8667
34015	Kokomo City - Taylor Township	3.3619	--	--	--	--	38.0184%	--	2.0838
34016	Union Township	2.2259	--	--	--	--	38.0184%	--	1.3796
34017	Clay Township	1.4710	--	--	--	--	38.0184%	--	0.9117
34018	Ervin Township	1.4908	--	--	--	--	38.0184%	--	0.9240
34019	Harrison Township	1.8675	--	--	--	--	38.0184%	--	1.1575
34020	Honey Creek Township	1.8887	--	--	--	--	38.0184%	--	1.1706
34021	Russiaville Town	2.9063	--	--	--	--	38.0184%	--	1.8014
34022	Howard Township	1.4741	--	--	--	--	38.0184%	--	0.9137
34023	Monroe Township	1.8526	--	--	--	--	38.0184%	--	1.1483
34024	Taylor Township	1.9104	--	--	--	--	38.0184%	--	1.1841

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Howard County 2012 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	*25,764*	*4,147,152*	*317,153*	*14,616*	*4,504,684*	*95,608,640*	*4.7%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*25,764*	*4,147,152*	*317,153*	*14,616*	*4,504,684*	*95,608,640*	*4.7%*
Howard County	4,240	675,426	45,885	3,082	728,632	17,713,532	4.1%
Center Township	44	84,758	0	277	85,078	1,684,072	5.1%
Clay Township	0	24	0	31	54	43,184	0.1%
Ervin Township	0	0	0	2	2	57,691	0.0%
Harrison Township	119	2,425	1,461	55	4,059	208,164	2.0%
Honey Creek Township	16	595	0	12	623	46,931	1.3%
Howard Township	0	0	0	7	7	61,648	0.0%
Jackson Township	4	1,244	0	7	1,255	20,008	6.3%
Liberty Township	49	3,692	16	14	3,770	69,851	5.4%
Monroe Township	10	0	0	5	15	33,648	0.0%
Taylor Township	105	1,214	845	23	2,186	170,641	1.3%
Union Township	4	1,540	0	23	1,567	33,914	4.6%
Kokomo Civil City	7,742	1,871,918	143,225	3,746	2,026,631	36,644,527	5.5%
Greentown Civil Town	971	45,696	395	158	47,219	387,890	12.2%
Russiaville Civil Town	540	22,710	0	125	23,375	259,284	9.0%
Taylor Community School Corp	4,295	62,160	43,269	393	110,117	2,967,484	3.7%
Northwestern School Corp	0	3,297	0	976	4,274	5,630,706	0.1%
Eastern Howard Community School Corp	2,387	221,065	758	1,366	225,576	3,838,068	5.9%
Western School Corp	3,542	135,587	67,125	1,200	207,453	5,270,982	3.9%
Kokomo-Center Township Cons School Corp	418	807,899	0	2,180	810,497	15,040,771	5.4%
Greentown Public Library	166	15,342	53	95	15,655	266,361	5.9%
Kokomo-Howard County Public Library	929	161,092	12,120	706	174,846	4,386,422	4.0%
Howard County Solid Waste Mgmt Dist	185	29,470	2,002	134	31,791	772,861	4.1%
TIF - Wildcat Redevelopment Area	0	0	0	0	0	0	

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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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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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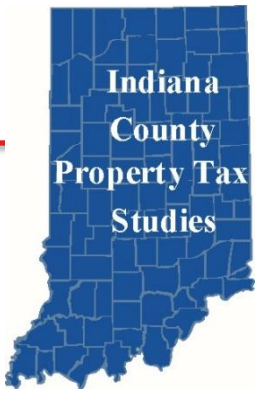

Legislative Services Agency September 2012

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In Huntington County the average tax bill for all taxpayers decreased by 1.1%. This tax bill fall was mainly the result of the 1.1% decrease in the tax levy of all local government units. Huntington County certified net assessed value increased by 4.8%, mainly due to a big increase in farmland assessments. Homestead and business net assessments also increased. Falling levies and rising assessed values caused tax rates to fall in almost all Huntington County tax districts. Still, tax cap credits as a percent of the levy increased slightly, by 0.4% in Huntington County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-1.1%	$31,178,907	$1,301,739,745	14.1%
Change		-1.1%	4.8%	0.4%
2011	1.6%	$31,534,661	$1,241,574,539	13.7%

Homestead Property Taxes

Homestead property taxes decreased 3.4% on average in Huntington County in 2012. Tax rates fell in all but one Huntington County tax district. The county average tax rate dropped by 5.7%. The percentage of homesteads at their tax caps decreased from 14.0% in 2011 to 12.9% in 2012. Huntington County's local property tax credit rates were almost unchanged in 2012.

Comparable Homestead Property Tax Changes in Huntington County

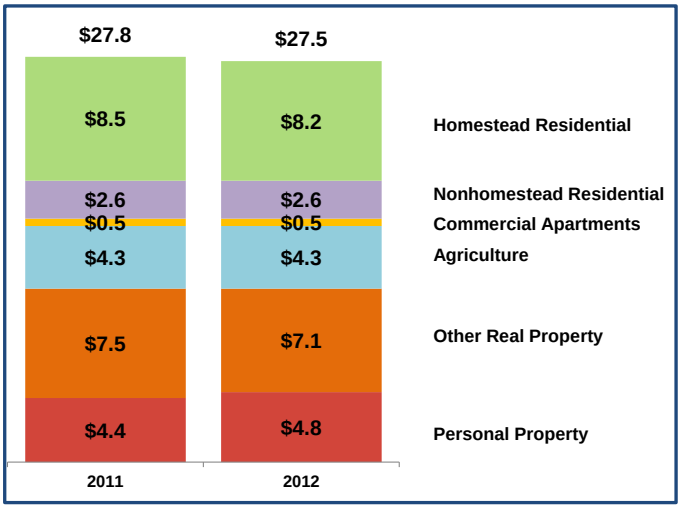
	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	3,590	32.5%
No Change	1,727	15.7%
Lower Tax Bill	5,715	51.8%
Average Change in Tax Bill	**-3.4%**	
Detailed Change in Tax Bill		
20% or More	272	2.5%
10% to 19%	177	1.6%
1% to 9%	3,141	28.5%
0%	1,727	15.7%
-1% to -9%	4,881	44.2%
-10% to -19%	598	5.4%
-20% or More	236	2.1%
Total	**11,032**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Huntington County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers decreased 1.1% in Huntington County in 2012. Net taxes were lower for homesteads, commercial apartments, and business real property. They were higher for business personal property and almost unchanged for agricultural property and nonhomestead residential property (mostly rental housing and second homes). Tax rate decreases nearly offset the increase in agricultural property assessed value.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all but one Huntington County tax districts. The average tax rate fell by 5.7%, because of a levy decrease and a net assessed value increase.

Levies in Huntington County decreased by 1.1%. Huntington County Community School Corporation experienced large decreases in its capital projects and bus replacement funds. The largest levy increase was in the city of Huntington, mainly due to increases in the motor vehicle highway fund and the park and recreation fund.

Huntington County's total net assessed value increased 5.1% in 2012. Agricultural assessments rose 11.9%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Net assessments increased in all other categories.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$1,172,159,071	$1,168,326,830	-0.3%	$434,004,400	$439,209,619	1.2%
Other Residential	160,082,120	166,582,900	4.1%	158,214,878	163,757,446	3.5%
Ag Business/Land	262,558,200	296,585,600	13.0%	260,790,620	291,939,917	11.9%
Business Real/Personal	661,746,199	678,706,220	2.6%	448,576,793	473,248,255	5.5%
Total	**$2,256,545,590**	**$2,310,201,550**	**2.4%**	**$1,301,586,691**	**$1,368,155,237**	**5.1%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Huntington County were $4.7 million, or 14.1% of the levy. This was more than the state average percentage of the levy of 9.2% and much more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Huntington County's average tax rate was near the state average. Credits as a share of the levy were higher than average because tax rates exceeded $4 per $100 in two taxing districts.

About half of the total tax cap credits were in the 3% business real and personal category. Most of the rest was in the 2% nonhomestead/farmland category. The largest percentage losses were in the city of Huntington, the town of Andrews, and the Huntington Public Library, where district tax rates were more than $4. The largest dollar losses were in the city of Huntington, Huntington County Schools, and the county unit.

Tax Cap Credits by Category

Tax cap credits increased slightly in Huntington County in 2012 by $82,736, or 1.8%. The percentage of the levy lost to credits rose by 0.4%. There were no major changes in state policy to affect tax cap credits in 2012. Huntington County credits increased in one of the tax districts where the rate was already greater than $4 per $100 assessed value.

Tax Cap Category	2011	2012	Difference	% Change
1%	$713,117	$707,740	-$5,377	-0.8%
2%	1,533,059	1,587,565	54,506	3.6%
3%	2,358,096	2,396,231	38,135	1.6%
Elderly	49,519	44,992	-4,527	-9.1%
Total	$4,653,791	$4,736,528	$82,736	1.8%
% of Levy	13.7%	14.1%		0.4%

Huntington County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*41,576,303*	*31,132,689*	*30,566,864*	*31,534,661*	*31,178,907*	*-25.1%*	*-1.8%*	*3.2%*	*-1.1%*
State Unit	37,276	0	0	0	0	-100.0%			
Huntington County	7,031,235	6,355,566	6,428,174	6,736,784	6,991,643	-9.6%	1.1%	4.8%	3.8%
Clear Creek Township	59,128	54,689	55,193	56,335	76,168	-7.5%	0.9%	2.1%	35.2%
Dallas Township	47,684	44,296	46,079	46,547	47,657	-7.1%	4.0%	1.0%	2.4%
Huntington Township	291,961	292,830	302,075	100,753	89,028	0.3%	3.2%	-66.6%	-11.6%
Jackson Township	40,763	42,372	43,751	44,789	46,389	3.9%	3.3%	2.4%	3.6%
Jefferson Township	30,924	31,351	32,504	32,947	18,864	1.4%	3.7%	1.4%	-42.7%
Lancaster Township	25,938	25,683	25,893	26,066	26,489	-1.0%	0.8%	0.7%	1.6%
Polk Township	20,849	20,859	21,517	22,186	22,954	0.0%	3.2%	3.1%	3.5%
Rock Creek Township	23,957	25,156	45,020	32,237	39,707	5.0%	79.0%	-28.4%	23.2%
Salamonie Township	20,412	21,062	33,345	34,138	34,922	3.2%	58.3%	2.4%	2.3%
Union Township	12,985	14,068	33,098	19,074	24,296	8.3%	135.3%	-42.4%	27.4%
Warren Township	41,132	41,586	42,762	43,883	45,909	1.1%	2.8%	2.6%	4.6%
Wayne Township	22,327	22,908	23,318	23,795	23,193	2.6%	1.8%	2.0%	-2.5%
Huntington Civil City	8,537,654	7,967,639	8,486,539	8,753,796	9,269,017	-6.7%	6.5%	3.1%	5.9%
Andrews Civil Town	284,146	296,396	309,171	315,978	323,541	4.3%	4.3%	2.2%	2.4%
Markle Civil Town	231,156	214,669	227,173	228,044	224,764	-7.1%	5.8%	0.4%	-1.4%
Mount Etna Civil Town	3,694	52	4,326	4,293	4,499	-98.6%	8219.2%	-0.8%	4.8%
Roanoke Civil Town	429,800	458,887	488,713	510,428	528,554	6.8%	6.5%	4.4%	3.6%
Warren Civil Town	256,795	265,294	269,600	286,624	277,300	3.3%	1.6%	6.3%	-3.3%
Huntington County Community School Corp	22,361,100	13,105,714	11,769,647	12,285,380	11,067,391	-41.4%	-10.2%	4.4%	-9.9%
Andrews Public Library	46,639	48,043	49,637	51,698	53,582	3.0%	3.3%	4.2%	3.6%
Roanoke Public Library	48,585	49,196	54,512	56,528	58,523	1.3%	10.8%	3.7%	3.5%
Warren Public Library	73,978	75,834	78,547	81,234	84,942	2.5%	3.6%	3.4%	4.6%
Huntington Library	1,436,208	1,492,260	1,524,818	1,564,820	1,612,124	3.9%	2.2%	2.6%	3.0%
Huntington County Solid Waste Mgmt Dist	159,977	166,279	171,452	176,304	187,451	3.9%	3.1%	2.8%	6.3%
Huntington City Redevelopment Commission	0	0	0	0	0				

Huntington County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
35001	Clear Creek Township	1.4857	--	--	--	--	--	9.8347%	1.3396
35002	Dallas Township	1.5992	--	--	--	--	--	9.8347%	1.4419
35003	Andrews Town	4.2330	--	--	--	--	--	9.8347%	3.8167
35004	Huntington Township	1.7734	--	--	--	--	--	9.8347%	1.5990
35005	Huntington City	4.0194	--	--	--	--	--	9.8347%	3.6241
35006	Jackson Township	1.4323	--	--	--	--	--	9.8347%	1.2914
35007	Roanoke Town	2.7482	--	--	--	--	--	9.8347%	2.4779
35008	Jefferson Township	1.4398	--	--	--	--	--	9.8347%	1.2982
35009	Mount Etna Town-Jefferson Town	1.6679	--	--	--	--	--	9.8347%	1.5039
35010	Lancaster Township	1.4484	--	--	--	--	--	9.8347%	1.3060
35011	Mount Etna Town-Lancaster Town	1.6588	--	--	--	--	--	9.8347%	1.4957
35012	Polk Township	1.4871	--	--	--	--	--	9.8347%	1.3408
35013	Mount Etna Town-Polk Township	1.6925	--	--	--	--	--	9.8347%	1.5260
35014	Rock Creek Township	1.4757	--	--	--	--	--	9.8347%	1.3306
35015	Markle Town	2.8779	--	--	--	--	--	9.8347%	2.5949
35016	Salamonie Township	1.5563	--	--	--	--	--	9.8347%	1.4032
35017	Warren Town	2.4350	--	--	--	--	--	9.8347%	2.1955
35018	Union Township	1.4283	--	--	--	--	--	9.8347%	1.2878
35019	Warren Township	1.5204	--	--	--	--	--	9.8347%	1.3709
35020	Wayne Township	1.4578	--	--	--	--	--	9.8347%	1.3144
35021	Mount Etna Town-Wayne Township	1.6752	--	--	--	--	--	9.8347%	1.5104
35022	Markle Union	2.8577	--	--	--	--	--	9.8347%	2.5767

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Huntington County 2012 Circuit Breaker Cap Credits

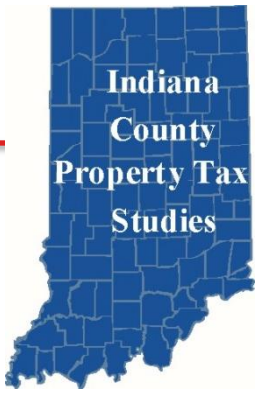
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*707,740*	*1,535,855*	*1,903,754*	*44,992*	*4,192,340*	*31,178,907*	*13.4%*
TIF Total	*0*	*51,710*	*492,477*	*0*	*544,187*	*2,452,369*	*22.2%*
County Total	*707,740*	*1,587,565*	*2,396,231*	*44,992*	*4,736,528*	*33,631,276*	*14.1%*
Huntington County	98,139	208,553	254,028	7,552	568,271	6,991,643	8.1%
Clear Creek Township	0	0	0	10	10	76,168	0.0%
Dallas Township	60	408	289	29	786	47,657	1.6%
Huntington Township	64	0	0	70	134	89,028	0.2%
Jackson Township	217	157	0	28	402	46,389	0.9%
Jefferson Township	9	0	0	12	21	18,864	0.1%
Lancaster Township	3	0	0	6	9	26,489	0.0%
Polk Township	0	0	0	9	9	22,954	0.0%
Rock Creek Township	45	151	0	21	218	39,707	0.5%
Salamonie Township	12	48	0	9	68	34,922	0.2%
Union Township	0	1	0	15	16	24,296	0.1%
Warren Township	8	0	0	62	71	45,909	0.2%
Wayne Township	2	0	0	2	4	23,193	0.0%
Huntington Civil City	375,992	807,816	1,067,321	17,641	2,268,770	9,269,017	24.5%
Andrews Civil Town	3,509	49,031	34,702	1,362	88,604	323,541	27.4%
Markle Civil Town	1,997	6,787	0	721	9,505	224,764	4.2%
Mount Etna Civil Town	0	0	0	14	14	4,499	0.3%
Roanoke Civil Town	17,240	13,145	0	1,644	32,030	528,554	6.1%
Warren Civil Town	1,147	4,706	0	575	6,427	277,300	2.3%
Huntington County Community School Corp	155,349	330,128	402,112	11,954	899,543	11,067,391	8.1%
Andrews Public Library	153	1,728	1,223	64	3,167	53,582	5.9%
Huntington Public Library	0	0	0	0	0	0	
Roanoke Public Library	1,909	1,455	0	182	3,546	58,523	6.1%
Warren Public Library	121	498	0	66	685	84,942	0.8%
Markle Public Library	0	0	0	0	0	0	
Huntington Library	49,132	105,652	137,269	2,742	294,795	1,612,124	18.3%
Huntington County Solid Waste Mgmt Dist	2,631	5,591	6,811	202	15,236	187,451	8.1%
Huntington City Redevelopment Commission	0	0	0	0	0	0	
TIF - Huntington Township 004	0	0	0	0	0	65,566	0.0%
TIF - Huntington City 005	0	50,942	492,477	0	543,420	2,147,410	25.3%
TIF - Roanoke Town 007	0	165	0	0	165	20,133	0.8%
TIF - Markle Town 015	0	25	0	0	25	15,888	0.2%
TIF - Salamonie Township 016	0	0	0	0	0	100,469	0.0%
TIF - Union Township 018	0	0	0	0	0	27,647	0.0%
TIF - Markle Union 022	0	578	0	0	578	75,255	0.8%

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.

2012 Jackson County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Jackson County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Jackson County the average tax bill for all taxpayers increased by 0.6%. This small tax bill rise was the result of a 0.9% increase in the tax levy of all local government units and a 2.5% rise in certified net assessed value. Most of the assessment increase was due to a large rise in farmland assessments. Homestead and business assessments also increased. Assessment growth exceeded levy growth, so tax rates decreased in most Jackson County tax districts. This resulted in a small decrease in tax cap credits as a percentage of the levy, by 0.1%.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	0.6%	$34,240,777	$1,815,454,523	1.7%
Change		0.9%	2.5%	-0.1%
2011	5.3%	$33,939,267	$1,771,229,303	1.8%

Homestead Property Taxes

Homestead property taxes decreased 0.5% on average in Jackson County in 2012. Tax rates in most Jackson County tax districts decreased. The county average tax rate fell by 1.6%. Jackson County's local homestead credit rate was almost unchanged. The percentage of Jackson County homesteads at their tax caps increased slightly, from 0.6% to 0.9%.

Comparable Homestead Property Tax Changes in Jackson County

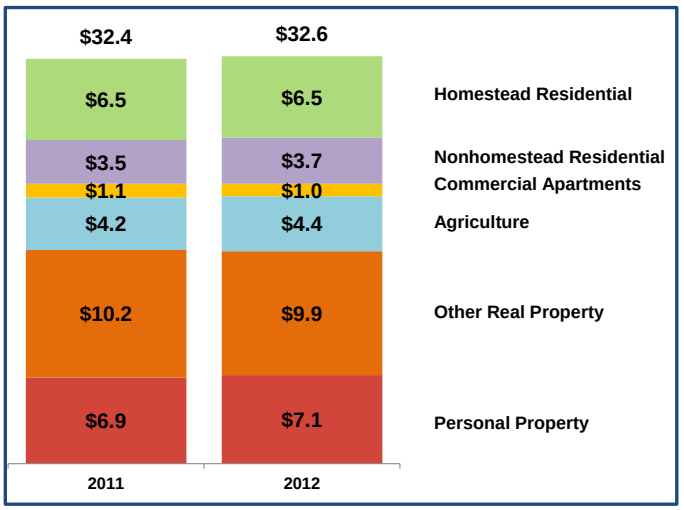
	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	5,869	50.9%
No Change	371	3.2%
Lower Tax Bill	5,297	45.9%
Average Change in Tax Bill	-0.5%	
Detailed Change in Tax Bill		
20% or More	652	5.7%
10% to 19%	636	5.5%
1% to 9%	4,581	39.7%
0%	371	3.2%
-1% to -9%	3,185	27.6%
-10% to -19%	1,237	10.7%
-20% or More	875	7.6%
Total	**11,537**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Jackson County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers increased 0.6% in Jackson County in 2012. Net taxes were higher for agriculture, nonhomestead residential property (mostly small rentals and second homes) and personal property. Net taxes were lower for owners of commercial apartments and business real property and almost unchanged for homesteads.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in about two-thirds of Jackson County tax districts. The average tax rate fell by 1.6%, because a small levy increase was offset by a larger increase in net assessed value.

Levies in Jackson County increased slightly by 0.9%. The largest levy increase was in the county unit, due to growth in the capital improvement bond, general, lease rental repayment, and health funds. The Crothersville School Corporation had large decreases in its capital projects and school pension debt funds.

Jackson County's total net assessed value increased 2.2% in 2012. Agricultural net assessments rose 10.0%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments rose 0.9%, due to increases in homestead and business assessments. Other residential assessments decreased.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$1,261,222,552	$1,264,543,329	0.3%	$481,570,031	$488,642,682	1.5%
Other Residential	243,992,300	239,966,300	-1.7%	236,375,740	232,707,634	-1.6%
Ag Business/Land	270,670,940	297,480,500	9.9%	268,680,843	295,439,477	10.0%
Business Real/Personal	995,279,596	999,285,538	0.4%	810,565,047	820,281,808	1.2%
Total	**$2,771,165,388**	**$2,801,275,667**	**1.1%**	**$1,797,191,661**	**$1,837,071,601**	**2.2%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Jackson County were $610,280, or 1.7% of the levy. This was much less than the state average percentage of the levy of 9.2%, as well as less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Jackson County's tax rates were below the state average.

More than three-quarters of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the elderly category, which limits the tax bills of older homeowners to a 2% increase each year. The largest percentage losses were in the town of Medora, Medora School Corporation and Carr Township, where district tax rates were above $3 per $100 assessed value. The largest dollar losses were in the city of Seymour, the Seymour School Corporation, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased slightly in Jackson County in 2012 by $19,996, or 3.2%. The percentage of the levy lost to credits fell by 0.1%. There were no major changes in state policy to affect tax cap credits in 2012. Jackson County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$11,637	$24,567	$12,930	111.1%
2%	524,242	507,486	-16,756	-3.2%
3%	20,258	10,095	-10,163	-50.2%
Elderly	74,138	68,132	-6,006	-8.1%
Total	$630,276	$610,280	-$19,996	-3.2%
% of Levy	1.8%	1.7%		-0.1%

Jackson County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*45,731,302*	*30,591,726*	*32,356,017*	*33,939,267*	*34,240,777*	*-33.1%*	*5.8%*	*4.9%*	*0.9%*
State Unit	51,987	0	0	0	0	-100.0%			
Jackson County	7,720,123	6,582,287	6,487,331	6,805,063	7,688,450	-14.7%	-1.4%	4.9%	13.0%
Brownstown Township	75,722	78,455	80,572	35,555	40,311	3.6%	2.7%	-55.9%	13.4%
Carr Township	56,989	60,909	66,459	66,265	70,608	6.9%	9.1%	-0.3%	6.6%
Driftwood Township	26,040	24,816	27,395	13,840	15,209	-4.7%	10.4%	-49.5%	9.9%
Grassy Fork Township	23,681	24,954	25,846	13,300	14,435	5.4%	3.6%	-48.5%	8.5%
Hamilton Township	54,244	50,928	48,245	19,267	20,925	-6.1%	-5.3%	-60.1%	8.6%
Jackson Township	108,459	115,297	119,497	123,098	127,676	6.3%	3.6%	3.0%	3.7%
Owen Township	25,450	31,598	26,931	17,552	18,945	24.2%	-14.8%	-34.8%	7.9%
Pershing Township	17,909	17,371	18,598	18,898	19,445	-3.0%	7.1%	1.6%	2.9%
Redding Township	17,478	18,444	18,992	20,145	20,722	5.5%	3.0%	6.1%	2.9%
Salt Creek Township	10,759	10,748	10,740	7,458	4,622	-0.1%	-0.1%	-30.6%	-38.0%
Vernon Township	62,489	63,708	62,249	62,002	62,624	2.0%	-2.3%	-0.4%	1.0%
Washington Township	10,521	10,902	11,356	11,821	12,280	3.6%	4.2%	4.1%	3.9%
Seymour Civil City	7,452,693	7,499,642	7,886,894	8,401,470	8,605,662	0.6%	5.2%	6.5%	2.4%
Brownstown Civil Town	457,003	437,627	590,816	596,031	625,977	-4.2%	35.0%	0.9%	5.0%
Crothersville Civil Town	191,137	202,204	219,796	225,294	233,160	5.8%	8.7%	2.5%	3.5%
Medora Civil Town	47,880	53,386	55,821	56,420	60,229	11.5%	4.6%	1.1%	6.8%
Medora Community School Corp	837,261	504,520	444,421	697,067	682,468	-39.7%	-11.9%	56.8%	-2.1%
Seymour Community School Corp	18,361,866	8,661,758	9,197,266	9,151,465	9,055,947	-52.8%	6.2%	-0.5%	-1.0%
Brownstown Central Community Sch Corp	6,157,220	3,140,671	3,739,019	3,481,815	3,377,115	-49.0%	19.1%	-6.9%	-3.0%
Crothersville Community School Corp	2,373,483	1,266,672	1,454,603	1,656,862	1,258,189	-46.6%	14.8%	13.9%	-24.1%
Brownstown Public Library	235,667	261,924	271,161	298,117	271,859	11.1%	3.5%	9.9%	-8.8%
Jackson County Public Library	1,315,750	1,432,406	1,449,189	1,480,739	1,273,738	8.9%	1.2%	2.2%	-14.0%
Seymour Airport Authority	0	0	0	0	0				
Jackson County Solid Waste	0	0	0	0	0				
Pershing Fire District	39,491	40,499	42,820	45,357	47,550	2.6%	5.7%	5.9%	4.8%
Driftwood Township Fire Protection Dist	0	0	0	36,534	54,172				48.3%
Brownstown Township Fire Protection Dist	0	0	0	176,793	165,593				-6.3%
Grassy Fork Twp Fire Protection Dist	0	0	0	35,947	33,667				-6.3%
Redding Township Fire Protection Dist	0	0	0	85,497	79,084				-7.5%
Owen Salt Creek Fire Protection District	0	0	0	68,041	83,285				22.4%
Hamilton Township Fire Protection Dist	0	0	0	87,896	83,373				-5.1%
Jackson Washington Fire Protection Dist	0	0	0	143,658	133,457				-7.1%

Jackson County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
36001	Brownstown Township	1.5350	--	--	4.5476%	--	--	--	1.4652
36002	Brownstown Town	2.4065	--	--	7.0123%	--	--	--	2.2377
36003	Carr Township	2.5157	--	--	3.0594%	--	--	--	2.4387
36004	Medora Town	3.2157	--	--	3.6115%	--	--	--	3.0996
36005	Driftwood Township	1.6078	--	--	1.4012%	--	--	--	1.5853
36006	Grassy Fork Township	1.5501	--	--	6.5881%	--	--	--	1.4480
36007	Hamilton Township	1.3081	--	--	19.3873%	--	--	--	1.0545
36008	Jackson Township	1.3021	--	--	7.3744%	--	--	--	1.2061
36009	Seymour City-Jackson Township	2.2252	--	--	45.0955%	--	--	--	1.2217
36010	Owen Township	1.5906	--	--	1.4665%	--	--	--	1.5673
36011	Pershing Township	1.6143	--	--	0.4714%	--	--	--	1.6067
36012	Redding Township	1.2811	--	--	2.0164%	--	--	--	1.2553
36013	Seymour City-Redding Township	2.2216	--	--	14.1767%	--	--	--	1.9067
36014	Salt Creek Township	1.5975	--	--	6.0586%	--	--	--	1.5007
36015	Vernon Township	1.5714	--	--	1.9729%	--	--	--	1.5404
36016	Crothersville Town	1.9702	--	--	24.4569%	--	--	--	1.4884
36017	Washington Township	1.3078	--	--	2.8963%	--	--	--	1.2699

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Jackson County 2012 Circuit Breaker Cap Credits

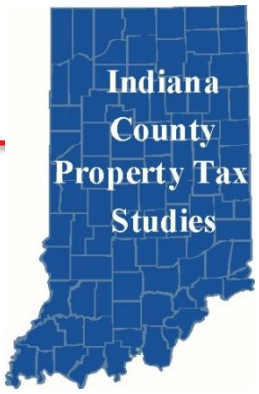
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*24,567*	*507,486*	*10,095*	*68,132*	*610,280*	*34,240,777*	*1.8%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*812,216*	*0.0%*
County Total	*24,567*	*507,486*	*10,095*	*68,132*	*610,280*	*35,052,993*	*1.7%*
Jackson County	4,741	92,122	1,330	14,516	112,709	7,688,450	1.5%
Brownstown Township	103	649	0	112	864	40,311	2.1%
Carr Township	328	7,546	591	367	8,833	70,608	12.5%
Driftwood Township	11	0	0	35	45	15,209	0.3%
Grassy Fork Township	4	0	0	0	4	14,435	0.0%
Hamilton Township	0	0	0	32	32	20,925	0.2%
Jackson Township	11	1,842	0	268	2,121	127,676	1.7%
Owen Township	8	0	0	8	17	18,945	0.1%
Pershing Township	75	0	0	15	90	19,445	0.5%
Redding Township	6	147	0	30	184	20,722	0.9%
Salt Creek Township	0	0	0	5	5	4,622	0.1%
Vernon Township	37	0	0	56	92	62,624	0.1%
Washington Township	7	0	0	11	18	12,280	0.1%
Seymour Civil City	884	145,504	0	17,532	163,920	8,605,662	1.9%
Brownstown Civil Town	4,406	27,709	0	2,165	34,280	625,977	5.5%
Crothersville Civil Town	149	0	0	90	239	233,160	0.1%
Medora Civil Town	551	6,098	2,198	689	9,536	60,229	15.8%
Medora Community School Corp	3,175	72,936	5,717	3,545	85,372	682,468	12.5%
Seymour Community School Corp	1,242	102,864	0	17,123	121,229	9,055,947	1.3%
Brownstown Central Community Sch Corp	6,334	28,908	0	6,342	41,584	3,377,115	1.2%
Crothersville Community School Corp	737	0	0	1,121	1,858	1,258,189	0.1%
Brownstown Public Library	533	3,119	0	626	4,278	271,859	1.6%
Seymour Public Library	0	0	0	0	0	0	
Jackson County Contractual Library	0	0	0	0	0	0	
Jackson County Public Library	477	15,379	260	2,310	18,425	1,273,738	1.4%
Seymour Airport Authority	0	0	0	0	0	0	
Jackson County Solid Waste	0	0	0	0	0	0	
Pershing Fire District	184	0	0	36	220	47,550	0.5%
Carr Township Fire Territory	0	0	0	0	0	0	
Driftwood Township Fire Protection Dist	37	0	0	123	161	54,172	0.3%
Brownstown Township Fire Protection Dist	424	2,664	0	460	3,548	165,593	2.1%
Grassy Fork Twp Fire Protection Dist	9	0	0	0	9	33,667	0.0%
Redding Township Fire Protection Dist	20	0	0	131	151	79,084	0.2%
Owen Salt Creek Fire Protection District	31	0	0	47	78	83,285	0.1%
Hamilton Township Fire Protection Dist	1	0	0	126	127	83,373	0.2%
Jackson Washington Fire Protection Dist	38	0	0	213	251	133,457	0.2%
TIF - Burkhart - Jackson	0	0	0	0	0	617,800	0.0%
TIF - Burkhart - Redding	0	0	0	0	0	194,416	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.

2012 Jasper County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Jasper County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Jasper County the average tax bill for all taxpayers increased 12.8%. This large tax bill rise was the result of a 5.2% increase in the tax levy of all local government units and a drop in local property tax credits. Jasper County certified net assessed value increased 3.4%, mostly due to rising farmland assessments. A levy increase that exceeded assessment growth caused tax rates to rise in most Jasper County tax districts, but Jasper County's tax rates are so low that few taxpayers were eligible for tax cap credits.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	12.8%	$25,492,145	$2,180,976,357	0.0%
Change		5.2%	3.4%	0.0%
2011	2.0%	$24,224,545	$2,109,581,561	0.0%

Homestead Property Taxes

Homestead property taxes increased 12.7% on average in Jasper County in 2012. Tax rates in most Jasper County tax districts increased. The county average tax rate rose by 1.8%. Jasper County's local property tax credit rate decreased in 2012, which combined with higher rates to cause the rise in homestead property tax bills. Jasper County's tax rates were so low that no homesteads were eligible for tax cap credits in 2012.

Net Tax Bill Changes - All Property Types

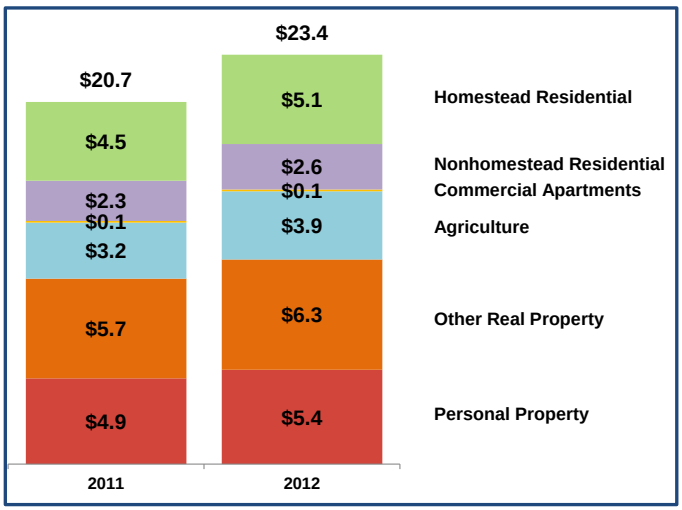
The largest part of Jasper County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers increased 12.8% in Jasper County in 2012. Net taxes were higher on all property categories. Net taxes on agricultural property saw a particularly large increase because of a big rise in assessed value.

Comparable Homestead Property Tax Changes in Jasper County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	7,807	88.4%
No Change	273	3.1%
Lower Tax Bill	748	8.5%
Average Change in Tax Bill	**12.7%**	
Detailed Change in Tax Bill		
20% or More	1,156	13.1%
10% to 19%	3,621	41.0%
1% to 9%	3,030	34.3%
0%	273	3.1%
-1% to -9%	452	5.1%
-10% to -19%	193	2.2%
-20% or More	103	1.2%
Total	**8,828**	**100.0%**

Note: Percentages may not total due to rounding.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in all but one of Jasper County's tax districts. The average tax rate rose by 1.8%, because a levy increase was not quite offset by a smaller increase in net assessed value.

Levies in Jasper County increased by 5.2%. The largest levy increases were in the county unit, mainly due to increases in the emergency ambulance and medical services – fire fund and the cumulative capital improvement fund. Rensselaer Central Schools saw an increase in its debt service fund, and Kankakee Valley Schools increased their transportation fund. Jasper County Public Library had decreases in its library capital projects and debt funds.

Jasper County's total net assessed value increased 3.8% in 2012. Agricultural assessments rose 15.1%. Other net assessed values changed by smaller amounts. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments grew only 1.5%.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$1,256,981,834	$1,274,688,100	1.4%	$562,596,097	$574,448,561	2.1%
Other Residential	252,383,500	253,996,200	0.6%	251,436,358	253,262,221	0.7%
Ag Business/Land	432,138,300	497,196,100	15.1%	431,791,000	496,810,540	15.1%
Business Real/Personal	1,434,565,706	1,413,941,391	-1.4%	1,315,690,541	1,334,028,735	1.4%
Total	**$3,376,069,340**	**$3,439,821,791**	**1.9%**	**$2,561,513,996**	**$2,658,550,057**	**3.8%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Jasper County were $6,975, which rounds to 0.0% of the levy. This is lower than the state average percentage of the levy of 9.2%, and the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Jasper County's tax rates were among the lowest in the state. All of Jasper County's tax cap credits were in the elderly category.

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Tax cap losses in all local government units in Jasper were very small as a percentage of levies. In dollar terms, the Kankakee Valley Schools and the county lost the most.

Tax Cap Credits by Category

Tax cap credits increased slightly in Jasper County in 2012 by $3,431. This was a 96.8% increase over the very small 2011 credit total, but the percentage of the levy lost to credits remained near zero. Tax rate increases in 2012 meant that there were more older homeowners qualified for the elderly tax credit.

Tax Cap Category	2011	2012	Difference	% Change
1%	$0	$0	$0	0.0%
2%	0	0	0	0.0%
3%	0	0	0	0.0%
Elderly	3,544	6,975	3,431	96.8%
Total	$3,544	$6,975	$3,431	96.8%
% of Levy	0.0%	0.0%		0.0%

Jasper County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*41,054,860*	*24,527,032*	*24,244,333*	*24,224,545*	*25,492,145*	*-40.3%*	*-1.2%*	*-0.1%*	*5.2%*
State Unit	50,524	0	0	0	0	-100.0%			
Jasper County	7,587,069	6,050,272	5,729,390	5,571,406	5,986,780	-20.3%	-5.3%	-2.8%	7.5%
Barkley Township	11,236	11,220	11,103	10,669	10,794	-0.1%	-1.0%	-3.9%	1.2%
Carpenter Township	82,430	80,737	77,178	80,500	81,068	-2.1%	-4.4%	4.3%	0.7%
Gillam Township	37,900	36,969	25,852	32,693	36,466	-2.5%	-30.1%	26.5%	11.5%
Hanging Grove Township	16,623	16,358	16,453	15,642	15,913	-1.6%	0.6%	-4.9%	1.7%
Jordan Township	18,682	18,465	18,458	17,453	17,836	-1.2%	0.0%	-5.4%	2.2%
Kankakee Township	60,611	59,193	55,430	43,338	56,152	-2.3%	-6.4%	-21.8%	29.6%
Keener Township	227,135	215,507	214,570	205,515	206,580	-5.1%	-0.4%	-4.2%	0.5%
Marion Township	92,729	89,066	88,715	84,464	84,408	-4.0%	-0.4%	-4.8%	-0.1%
Milroy Township	0	0	0	0	17,648				
Newton Township	21,530	22,476	22,363	21,488	21,724	4.4%	-0.5%	-3.9%	1.1%
Union Township	13,338	13,266	12,876	12,623	12,602	-0.5%	-2.9%	-2.0%	-0.2%
Walker Township	100,278	91,436	91,476	86,606	85,361	-8.8%	0.0%	-5.3%	-1.4%
Wheatfield Township	69,283	64,756	58,290	63,127	84,623	-6.5%	-10.0%	8.3%	34.1%
Rensselaer Civil City	1,189,665	1,308,364	1,125,863	1,193,656	1,268,876	10.0%	-13.9%	6.0%	6.3%
Demotte Civil Town	795,085	755,663	737,292	700,709	812,156	-5.0%	-2.4%	-5.0%	15.9%
Remington Civil Town	290,743	250,475	271,889	259,890	266,054	-13.9%	8.5%	-4.4%	2.4%
Wheatfield Civil Town	104,836	101,622	102,988	98,775	107,294	-3.1%	1.3%	-4.1%	8.6%
Kankakee Valley School Corp	18,242,784	8,795,840	9,082,493	9,256,618	9,510,719	-51.8%	3.3%	1.9%	2.7%
Rensselaer Central School Corp	7,562,593	3,684,986	3,384,219	3,575,115	3,966,750	-51.3%	-8.2%	5.6%	11.0%
West Central School Corp	497,074	256,771	287,925	259,127	314,040	-48.3%	12.1%	-10.0%	21.2%
Tri County School Corp	2,472,612	1,107,868	1,358,963	1,285,905	1,291,875	-55.2%	22.7%	-5.4%	0.5%
Remington Public Library	70,968	69,971	68,226	68,022	68,893	-1.4%	-2.5%	-0.3%	1.3%
Jasper County Public Library	1,439,132	1,425,751	1,402,321	1,281,204	1,167,533	-0.9%	-1.6%	-8.6%	-8.9%
Northwest Indiana Solid Waste Management	0	0	0	0	0				
Remington Redevelopment Commission	0	0	0	0	0				
Rensselear Redevelopment Commission	0	0	0	0	0				

Jasper County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
37002	Carpenter Township	1.0750	24.1035%	--	--	--	--	--	0.8159
37003	Remington Corp (Carpenter)	1.6635	24.1035%	--	--	--	--	--	1.2625
37019	Barkley Township	0.9750	24.1035%	--	--	--	--	--	0.7400
37020	Gillam Township	0.9615	24.1035%	--	--	--	--	--	0.7297
37021	Hanging Grove Township	1.0057	24.1035%	--	--	--	--	--	0.7633
37022	Jordan Township	1.0047	24.1035%	--	--	--	--	--	0.7625
37023	Kankakee Township	1.0672	24.1035%	--	--	--	--	--	0.8100
37024	Keener Township	1.1089	24.1035%	--	--	--	--	--	0.8416
37025	Demotte Corp (Keener)	1.6684	24.1035%	--	--	--	--	--	1.2663
37026	Marion Township	1.0215	24.1035%	--	--	--	--	--	0.7753
37027	Rensselaer Corp (Marion)	1.6008	24.1035%	--	--	--	--	--	1.2150
37028	Milroy Township	1.0330	24.1035%	--	--	--	--	--	0.7840
37029	Newton Township	0.9956	24.1035%	--	--	--	--	--	0.7556
37030	Union Township North	1.0669	24.1035%	--	--	--	--	--	0.8097
37031	Union Township South	0.9733	24.1035%	--	--	--	--	--	0.7387
37032	Walker Township	1.1111	24.1035%	--	--	--	--	--	0.8433
37033	Wheatfield Township	1.1142	24.1035%	--	--	--	--	--	0.8456
37034	Wheatfield Corp (Wheatfield)	1.5439	24.1035%	--	--	--	--	--	1.1718

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Jasper County 2012 Circuit Breaker Cap Credits

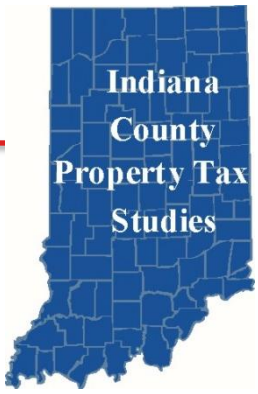
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*0*	*0*	*0*	*6,975*	*6,975*	*25,492,145*	*0.0%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*1,075,437*	*0.0%*
County Total	*0*	*0*	*0*	*6,975*	*6,975*	*26,567,582*	*0.0%*
Jasper County	0	0	0	1,303	1,303	5,986,780	0.0%
Barkley Township	0	0	0	1	1	10,794	0.0%
Carpenter Township	0	0	0	3	3	81,068	0.0%
Gillam Township	0	0	0	0	0	36,466	0.0%
Hanging Grove Township	0	0	0	0	0	15,913	0.0%
Jordan Township	0	0	0	0	0	17,836	0.0%
Kankakee Township	0	0	0	1	1	56,152	0.0%
Keener Township	0	0	0	121	121	206,580	0.1%
Marion Township	0	0	0	25	25	84,408	0.0%
Milroy Township	0	0	0	0	0	17,648	0.0%
Newton Township	0	0	0	9	9	21,724	0.0%
Union Township	0	0	0	2	2	12,602	0.0%
Walker Township	0	0	0	7	7	85,361	0.0%
Wheatfield Township	0	0	0	3	3	84,623	0.0%
Rensselaer Civil City	0	0	0	792	792	1,268,876	0.1%
Demotte Civil Town	0	0	0	1,130	1,130	812,156	0.1%
Remington Civil Town	0	0	0	21	21	266,054	0.0%
Wheatfield Civil Town	0	0	0	18	18	107,294	0.0%
Kankakee Valley School Corp	0	0	0	2,049	2,049	9,510,719	0.0%
Rensselaer Central School Corp	0	0	0	1,165	1,165	3,966,750	0.0%
West Central School Corp	0	0	0	0	0	314,040	0.0%
Tri County School Corp	0	0	0	49	49	1,291,875	0.0%
Remington Public Library	0	0	0	3	3	68,893	0.0%
Jasper County Public Library	0	0	0	273	273	1,167,533	0.0%
Northwest Indiana Solid Waste Mgnt Dist	0	0	0	0	0	0	
Remington Redevelopmnt Comm	0	0	0	0	0	0	
Rensselear Redevelopmnt Comm	0	0	0	0	0	0	
TIF - Carpenter Township	0	0	0	0	0	523,844	0.0%
TIF - Remington Corp (Carpenter)	0	0	0	0	0	82,863	0.0%
TIF - Rensselaer Corp (Marion)	0	0	0	0	0	468,730	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.

2012 Jay County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Jay County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Jay County the average tax bill for all taxpayers decreased by 1.9%. This tax bill drop was the result of a 1.4% increase in the tax levy of all local government units combined with a 5.4% increase in certified net assessed value, which decreased most tax rates. Jay County net assessed value rose because of a big increase in farmland assessments. Other categories of assessed value decreased, which may have been a legacy of the recession. Net assessed values rose more than levies, so tax rates fell in almost all Jay County tax districts. This decreased tax cap credits. Credits as a percent of the levy fell by 0.5% in Jay County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-1.9%	$19,171,281	$809,601,343	2.4%
Change		1.4%	5.4%	-0.5%
2011	9.6%	$18,900,321	$767,824,114	2.9%

Homestead Property Taxes

Homestead property taxes decreased 8.4% on average in Jay County in 2012. Tax rates in most Jay County tax districts decreased. The county average tax rate fell by 3.8%. Rates on Jay County's local property tax credits increased. The percentage of Jay County homesteads at their tax caps fell from 0.5% to 0.3% in 2012. Jay County's local credit rates are so high that few homeowners qualify for tax cap credits.

Comparable Homestead Property Tax Changes in Jay County

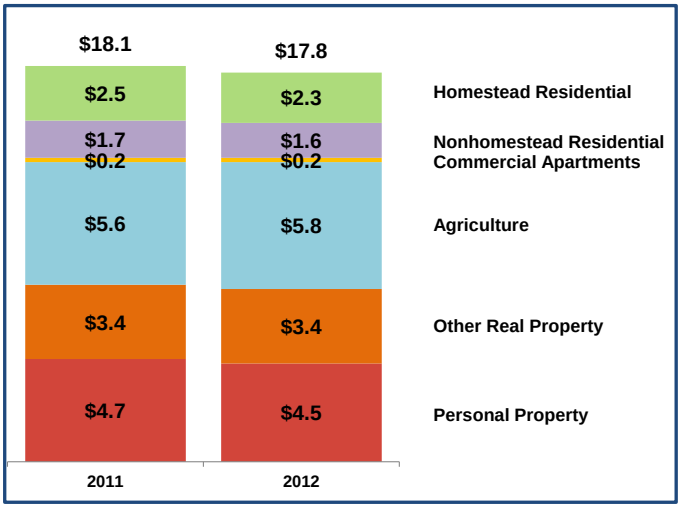
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,142	18.7%
No Change	460	7.5%
Lower Tax Bill	4,502	73.8%
Average Change in Tax Bill	-8.4%	
Detailed Change in Tax Bill		
20% or More	318	5.2%
10% to 19%	241	3.9%
1% to 9%	583	9.6%
0%	460	7.5%
-1% to -9%	2,664	43.6%
-10% to -19%	1,035	17.0%
-20% or More	803	13.2%
Total	**6,104**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Jay County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by agricultural property owners. Net tax bills for all taxpayers decreased 1.9% in Jay County in 2012. Net taxes were lower for homesteads, nonhomestead residential property (mostly small rentals and second homes) and business personal property. Net taxes were higher for agriculture and commercial apartments, and little changed for business real property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in most Jay County tax districts. The average tax rate fell by 3.8%, because a small levy increase was offset by a larger increase in net assessed value.

Levies in Jay County increased by 1.4%. The largest levy increase was in the city of Portland, due to increases in the general, aviation/airport, and cumulative capital improvement funds. Jay County School Corporation saw decreases in its capital projects and bus replacement funds.

Jay County's total net assessed value increased 1.8% in 2012. Agricultural net assessments rose 10.6%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 2.9%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$490,420,176	$472,123,370	-3.7%	$157,918,968	$149,407,180	-5.4%
Other Residential	87,739,200	84,175,500	-4.1%	87,009,248	83,459,740	-4.1%
Ag Business/Land	285,717,300	316,662,900	10.8%	285,122,612	315,291,984	10.6%
Business Real/Personal	361,275,824	353,907,997	-2.0%	293,604,667	290,157,740	-1.2%
Total	**$1,225,152,500**	**$1,226,869,767**	**0.1%**	**$823,655,495**	**$838,316,644**	**1.8%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Jay County were $482,058, or 2.4% of the levy. This was less than the state average percentage of the levy of 9.2%, but near the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Jay County's tax rates were near the state median.

About half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 3% business real and personal category. The largest percentage losses were in the town of Redkey, the city of Dunkirk, and the Dunkirk Public Library, where district tax rates were above $3 per $100 assessed value. The largest dollar losses were in the Jay County School Corporation, the city of Portland, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased in Jay County in 2012 by $87,933, or 15.4%. The percentage of the levy lost to credits fell by 0.5%. There were no major changes in state policy to affect tax cap credits in 2012. Jay County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$6,075	$5,181	-$895	-14.7%
2%	282,838	255,926	-26,912	-9.5%
3%	216,719	172,459	-44,260	-20.4%
Elderly	64,357	48,492	-15,866	-24.7%
Total	$569,990	$482,058	-$87,933	-15.4%
% of Levy	2.9%	2.4%		-0.5%

Jay County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*23,128,397*	*17,643,913*	*18,386,564*	*18,900,321*	*19,171,281*	*-23.7%*	*4.2%*	*2.8%*	*1.4%*
State Unit	19,824	0	0	0	0	-100.0%			
Jay County	5,405,353	4,136,614	4,450,112	5,235,792	5,308,556	-23.5%	7.6%	17.7%	1.4%
Bearcreek Township	33,462	33,619	33,486	34,221	34,617	0.5%	-0.4%	2.2%	1.2%
Greene Township	18,843	16,733	14,082	17,346	16,678	-11.2%	-15.8%	23.2%	-3.9%
Jackson Township	17,764	19,462	19,307	19,824	19,849	9.6%	-0.8%	2.7%	0.1%
Jefferson Township	13,490	13,535	13,514	13,823	13,825	0.3%	-0.2%	2.3%	0.0%
Knox Township	10,082	7,220	8,655	8,879	8,882	-28.4%	19.9%	2.6%	0.0%
Madison Township	16,086	15,898	16,041	16,231	16,335	-1.2%	0.9%	1.2%	0.6%
Noble Township	17,555	17,623	17,342	17,427	17,259	0.4%	-1.6%	0.5%	-1.0%
Penn Township	34,927	35,054	34,879	35,798	28,164	0.4%	-0.5%	2.6%	-21.3%
Pike Township	16,289	22,334	22,007	22,612	22,201	37.1%	-1.5%	2.7%	-1.8%
Richland Township	73,182	0	43,327	41,085	41,175	-100.0%		-5.2%	0.2%
Wabash Township	15,971	16,077	15,960	16,331	16,427	0.7%	-0.7%	2.3%	0.6%
Wayne Township	100,049	100,492	98,607	99,540	82,794	0.4%	-1.9%	0.9%	-16.8%
Portland Civil City	2,570,552	2,497,277	2,511,212	2,498,961	2,705,156	-2.9%	0.6%	-0.5%	8.3%
Dunkirk Civil City	795,776	788,488	783,873	809,874	843,201	-0.9%	-0.6%	3.3%	4.1%
Bryant Civil Town	17,987	18,018	17,874	18,492	19,241	0.2%	-0.8%	3.5%	4.1%
Pennville Civil Town	70,570	45,250	59,076	59,540	57,245	-35.9%	30.6%	0.8%	-3.9%
Redkey Civil Town	180,254	177,882	176,514	181,916	191,035	-1.3%	-0.8%	3.1%	5.0%
Salamonia Civil Town	4,589	4,410	4,478	4,653	4,824	-3.9%	1.5%	3.9%	3.7%
Jay County School Corp	12,951,701	8,919,766	9,299,458	8,986,614	8,933,141	-31.1%	4.3%	-3.4%	-0.6%
Dunkirk Public Library	97,284	98,617	97,088	100,316	103,761	1.4%	-1.6%	3.3%	3.4%
Penn Township Public Library	13,586	13,586	13,487	13,959	13,659	0.0%	-0.7%	3.5%	-2.1%
Jay County Public Library	633,221	645,958	636,185	647,087	673,256	2.0%	-1.5%	1.7%	4.0%
Jay County Solid Waste District	0	0	0	0	0				

Jay County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
38010	Penn Township	1.8812	--	--	9.1842%	--	--	23.2689%	1.2707
38011	Pennville Town	2.7536	--	--	9.1842%	--	--	23.2689%	1.8600
38014	Dunkirk City	3.5638	--	--	9.1842%	--	--	23.2689%	2.4072
38020	Bearcreek Township	1.9201	--	--	9.1842%	--	--	23.2689%	1.2970
38021	Bryant Town	2.4677	--	--	9.1842%	--	--	23.2689%	1.6669
38022	Greene Township	1.8809	--	--	9.1842%	--	--	23.2689%	1.2705
38023	Jackson Township	1.9030	--	--	9.1842%	--	--	23.2689%	1.2854
38024	Jefferson Township	1.8834	--	--	9.1842%	--	--	23.2689%	1.2722
38025	Knox Township	1.8818	--	--	9.1842%	--	--	23.2689%	1.2711
38026	Madison Township	1.8975	--	--	9.1842%	--	--	23.2689%	1.2817
38027	Salamonia Town	2.0541	--	--	9.1842%	--	--	23.2689%	1.3875
38028	Noble Township	1.8908	--	--	9.1842%	--	--	23.2689%	1.2772
38029	Pike Township	1.9090	--	--	9.1842%	--	--	23.2689%	1.2895
38030	Richland Township	1.9025	--	--	9.1842%	--	--	23.2689%	1.2851
38031	Redkey Town	3.4331	--	--	9.1842%	--	--	23.2689%	2.3190
38032	Wabash Township	1.9059	--	--	9.1842%	--	--	23.2689%	1.2874
38033	Wayne Township	1.9004	--	--	9.1842%	--	--	23.2689%	1.2837
38034	Portland City	3.1660	--	--	9.1842%	--	--	23.2689%	2.1385

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Jay County 2012 Circuit Breaker Cap Credits

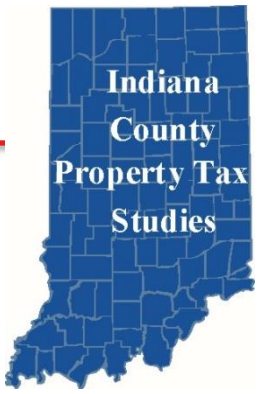
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*5,181*	*249,888*	*165,502*	*48,492*	*469,062*	*19,171,281*	*2.4%*
TIF Total	*0*	*6,038*	*6,957*	*0*	*12,995*	*759,594*	*1.7%*
County Total	*5,181*	*255,926*	*172,459*	*48,492*	*482,058*	*19,930,875*	*2.4%*
Jay County	1,113	49,839	32,141	12,703	95,795	5,308,556	1.8%
Bearcreek Township	1	4	0	38	42	34,617	0.1%
Greene Township	0	0	0	27	27	16,678	0.2%
Jackson Township	0	0	0	29	29	19,849	0.1%
Jefferson Township	0	0	0	8	8	13,825	0.1%
Knox Township	0	0	0	12	12	8,882	0.1%
Madison Township	0	0	0	16	16	16,335	0.1%
Noble Township	0	0	0	4	4	17,259	0.0%
Penn Township	3	34	0	17	54	28,164	0.2%
Pike Township	2	0	0	33	35	22,201	0.2%
Richland Township	9	734	765	116	1,624	41,175	3.9%
Wabash Township	0	0	0	10	10	16,427	0.1%
Wayne Township	33	1,101	484	398	2,017	82,794	2.4%
Portland Civil City	1,436	63,182	27,780	9,075	101,473	2,705,156	3.8%
Dunkirk Civil City	511	30,089	35,905	2,006	68,510	843,201	8.1%
Bryant Civil Town	11	50	0	32	93	19,241	0.5%
Pennville Civil Town	0	507	0	133	640	57,245	1.1%
Redkey Civil Town	0	11,486	7,464	525	19,475	191,035	10.2%
Salamonia Civil Town	0	0	0	11	11	4,824	0.2%
Jay County School Corp	1,872	83,867	54,086	21,376	161,202	8,933,141	1.8%
Dunkirk Public Library	63	3,703	4,418	247	8,431	103,761	8.1%
Penn Township Public Library	1	22	0	9	32	13,659	0.2%
Jay County Public Library	125	5,270	2,459	1,669	9,523	673,256	1.4%
Mideast Indiana Solid Waste Mgmt Dist	0	0	0	0	0	0	
Jay County Solid Waste District	0	0	0	0	0	0	
TIF - Premier TIF	0	0	0	0	0	440,948	0.0%
TIF - Portland TIF #1	0	6,038	6,957	0	12,995	318,646	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.

2012 Jefferson County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Jefferson County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Jefferson County the average tax bill for all taxpayers decreased by 4.6%. This tax bill fall was mainly the result of the 5.7% decrease in the tax levy of all local government units. Jefferson County net assessed value increased by 3.1%, due to a big increase in farmland assessments and smaller increases in homestead, other residential, and business assessments. Falling levies and rising assessed values caused tax rates to fall in all Jefferson County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell by 1.3% in Jefferson County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-4.6%	$24,926,208	$1,215,869,583	3.2%
Change		-5.7%	3.1%	-1.3%
2011	5.2%	$26,446,033	$1,179,024,710	4.6%

Homestead Property Taxes

Homestead property taxes decreased 5.2% on average in Jefferson County in 2012. Tax rates in all Jefferson County tax districts decreased. The county average tax rate fell by 8.6%. The percentage of Jefferson County homesteads at their tax caps fell from 14.8% in 2011 to 11.0% in 2012. This reduced the effect of the tax rate reduction on homestead tax bills. Jefferson County had no local homestead credits in 2012.

Net Tax Bill Changes - All Property Types

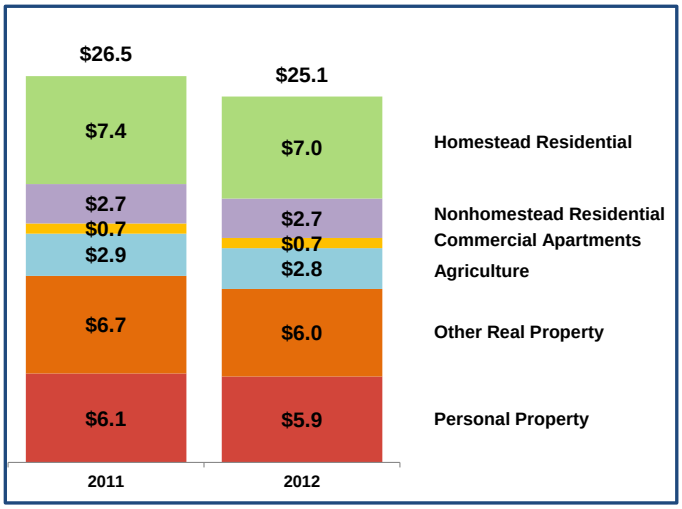
Most of Jefferson County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers decreased 4.6% in Jefferson County in 2012. Net taxes were slightly higher for nonhomestead residential property (mostly small rentals and second homes) but lower for all other property types.

Comparable Homestead Property Tax Changes in Jefferson County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,805	20.1%
No Change	617	6.9%
Lower Tax Bill	6,558	73.0%
Average Change in Tax Bill	**-5.2%**	
Detailed Change in Tax Bill		
20% or More	356	4.0%
10% to 19%	239	2.7%
1% to 9%	1,210	13.5%
0%	617	6.9%
-1% to -9%	3,892	43.3%
-10% to -19%	2,200	24.5%
-20% or More	466	5.2%
Total	**8,980**	**100.0%**

Note: Percentages may not total due to rounding.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all Jefferson County tax districts. The average tax rate fell by 8.6%, because the levy decreased and net assessed value increased.

Levies in Jefferson County decreased by 5.7%. The Madison Consolidated School Corporation had large decreases in its capital projects and debt service funds. Southwestern Jefferson Consolidated Schools saw a decrease in its bus replacement fund. The largest levy increase was in the county unit, primarily due to growth in the general fund and health fund.

Jefferson County's total net assessed value increased 3.1% in 2012. Agricultural net assessments rose 10.9%. Other assessed values rose by smaller amounts. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments rose by 2.0%.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$1,003,808,197	$1,013,259,400	0.9%	$375,310,917	$385,707,463	2.8%
Other Residential	164,647,700	167,219,400	1.6%	163,519,526	165,911,104	1.5%
Ag Business/Land	158,460,100	176,719,400	11.5%	157,899,196	175,173,799	10.9%
Business Real/Personal	675,152,193	661,385,063	-2.0%	527,998,435	536,027,782	1.5%
Total	**$2,002,068,190**	**$2,018,583,263**	**0.8%**	**$1,224,728,074**	**$1,262,820,148**	**3.1%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Jefferson County were $841,753, or 3.2% of the levy. This was less than the state average percentage of the levy of 9.2%, but on par with the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Jefferson County's tax rates were near the state median. More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category.

The largest percentage losses were in the city of Madison and the Madison Consolidated School Corporation, where district tax rates were well above $2 per $100 assessed value. The largest dollar losses were also in the city of Madison and the Madison Consolidated School Corporation, and in the county unit.

Tax Cap Credits by Category

Tax cap credits decreased in Jefferson County in 2012 by $416,158, or 33.1%. The percentage of the levy lost to credits fell by 1.3%. There were no major changes in state policy to affect tax cap credits in 2012. Jefferson County credits decreased because tax rates decreased in all tax districts.

Tax Cap Category	2011	2012	Difference	% Change
1%	$564,643	$352,302	-$212,341	-37.6%
2%	652,953	463,621	-189,332	-29.0%
3%	0	0	0	0.0%
Elderly	40,315	25,830	-14,484	-35.9%
Total	$1,257,911	$841,753	-$416,158	-33.1%
% of Levy	4.6%	3.2%		-1.3%

Jefferson County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*36,952,691*	*24,413,782*	*25,368,825*	*26,446,033*	*24,926,208*	*-33.9%*	*3.9%*	*4.2%*	*-5.7%*
State Unit	32,108	0	0	0	0	-100.0%			
Jefferson County	9,347,320	6,425,847	6,781,465	6,945,634	7,405,861	-31.3%	5.5%	2.4%	6.6%
Graham Township	18,579	24,313	25,242	25,903	26,676	30.9%	3.8%	2.6%	3.0%
Hanover Township	59,920	62,616	65,066	66,706	68,868	4.5%	3.9%	2.5%	3.2%
Lancaster Township	27,032	28,274	29,354	30,093	31,067	4.6%	3.8%	2.5%	3.2%
Madison Township	237,472	247,383	256,918	263,080	271,388	4.2%	3.9%	2.4%	3.2%
Milton Township	15,570	16,204	16,782	16,713	16,693	4.1%	3.6%	-0.4%	-0.1%
Monroe Township	14,986	13,173	15,028	15,408	15,892	-12.1%	14.1%	2.5%	3.1%
Republican Township	36,170	34,928	36,163	36,897	37,395	-3.4%	3.5%	2.0%	1.3%
Saluda Township	36,008	36,797	38,482	39,458	40,791	2.2%	4.6%	2.5%	3.4%
Shelby Township	23,323	24,269	25,145	25,809	26,638	4.1%	3.6%	2.6%	3.2%
Smyrna Township	30,598	30,263	31,213	31,959	30,104	-1.1%	3.1%	2.4%	-5.8%
Madison Civil City	5,330,732	5,176,552	5,428,817	5,558,798	5,518,920	-2.9%	4.9%	2.4%	-0.7%
Brooksburg Civil Town	2,226	2,315	2,403	2,468	2,545	4.0%	3.8%	2.7%	3.1%
Dupont Civil Town	0	0	9,883	10,221	10,508			3.4%	2.8%
Hanover Civil Town	178,697	189,440	196,076	201,033	207,527	6.0%	3.5%	2.5%	3.2%
Madison Consolidated School Corp	16,014,612	8,296,134	8,560,477	9,106,913	7,498,900	-48.2%	3.2%	6.4%	-17.7%
Southwestern Jefferson Cons School Corp	4,373,020	2,698,034	2,701,292	2,902,885	2,512,724	-38.3%	0.1%	7.5%	-13.4%
Jefferson County Public Library	923,093	958,777	994,868	1,021,035	1,054,159	3.9%	3.8%	2.6%	3.2%
Southeastern Indiana Solid Waste Mgmt	143,146	148,463	154,151	145,020	149,552	3.7%	3.8%	-5.9%	3.1%
Madison City Redevelopment Commission	108,079	0	0	0	0	-100.0%			

Jefferson County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
39001	Graham Township	1.5421	--	--	--	--	--	--	1.5421
39002	Hanover Township	1.7578	--	--	--	--	--	--	1.7578
39003	Hanover Town	2.0405	--	--	--	--	--	--	2.0405
39004	Lancaster Township	1.5626	--	--	--	--	--	--	1.5626
39005	Dupont Town	1.7264	--	--	--	--	--	--	1.7264
39006	Madison Township	1.5572	--	--	--	--	--	--	1.5572
39007	Madison City	2.4728	--	--	--	--	--	--	2.4728
39008	Milton Township	1.5529	--	--	--	--	--	--	1.5529
39009	Brooksburg Town	1.8210	--	--	--	--	--	--	1.8210
39010	Monroe Township	1.6016	--	--	--	--	--	--	1.6016
39011	Republican Township	1.7719	--	--	--	--	--	--	1.7719
39012	Saluda Township	1.7763	--	--	--	--	--	--	1.7763
39013	Shelby Township	1.5634	--	--	--	--	--	--	1.5634
39014	Smyrna Township	1.7922	--	--	--	--	--	--	1.7922

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Jefferson County 2012 Circuit Breaker Cap Credits

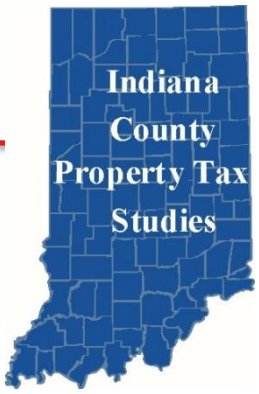
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*352,302*	*457,942*	*0*	*25,830*	*836,075*	*24,926,208*	*3.4%*
TIF Total	*0*	*5,679*	*0*	*0*	*5,679*	*1,077,528*	*0.5%*
County Total	*352,302*	*463,621*	*0*	*25,830*	*841,753*	*26,003,736*	*3.2%*
Jefferson County	88,026	113,268	0	7,686	208,980	7,405,861	2.8%
Graham Township	0	0	0	3	3	26,676	0.0%
Hanover Township	222	157	0	75	454	68,868	0.7%
Lancaster Township	0	0	0	0	0	31,067	0.0%
Madison Township	3,056	3,958	0	316	7,330	271,388	2.7%
Milton Township	23	0	0	15	38	16,693	0.2%
Monroe Township	0	0	0	77	77	15,892	0.5%
Republican Township	0	0	0	6	6	37,395	0.0%
Saluda Township	82	0	0	2	84	40,791	0.2%
Shelby Township	31	0	0	99	129	26,638	0.5%
Smyrna Township	0	0	0	0	0	30,104	0.0%
Madison Civil City	131,133	174,635	0	6,048	311,816	5,518,920	5.6%
Brooksburg Civil Town	0	0	0	11	11	2,545	0.4%
Dupont Civil Town	0	0	0	0	0	10,508	0.0%
Hanover Civil Town	1,297	1,380	0	110	2,787	207,527	1.3%
Madison Consolidated School Corp	108,060	141,825	0	8,785	258,670	7,498,900	3.4%
Southwestern Jefferson Cons Sch Corp	6,065	4,310	0	1,348	11,723	2,512,724	0.5%
Jefferson County Public Library	12,530	16,123	0	1,094	29,746	1,054,159	2.8%
Southeastern Indiana Solid Waste Mgmt	1,778	2,287	0	155	4,220	149,552	2.8%
Madison City Redevelopment Comm	0	0	0	0	0	0	
TIF - Madison City	0	5,679	0	0	5,679	1,077,528	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.

2012 Jennings County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Jennings County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Jennings County the average tax bill for all taxpayers decreased by 1.4%. This tax bill drop was the result of a 1.8% increase in the tax levy of all local government units combined with a 6.2% increase in certified net assessed value, which decreased tax rates. Jennings County net assessed value rose because of a big increase in farmland assessments. Homestead and other residential assessments decreased which may have been a legacy of the recession. Net assessed values rose more than levies, so tax rates fell in all Jennings County tax districts. This decreased tax cap credits. Credits as a percent of the levy fell by 0.8% in Jennings County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-1.4%	$17,401,336	$801,011,902	3.0%
Change		1.8%	6.2%	-0.8%
2011	3.2%	$17,101,330	$754,476,385	3.9%

Homestead Property Taxes

Homestead property taxes decreased 4.5% on average in Jennings County in 2012. Tax rates fell in all Jennings County tax districts. The county average tax rate dropped by 4.2%. The percentage of homesteads at their tax caps decreased from 4.5% in 2011 to 3.7% in 2012. Jennings has no local property tax credits.

Comparable Homestead Property Tax Changes in Jennings County

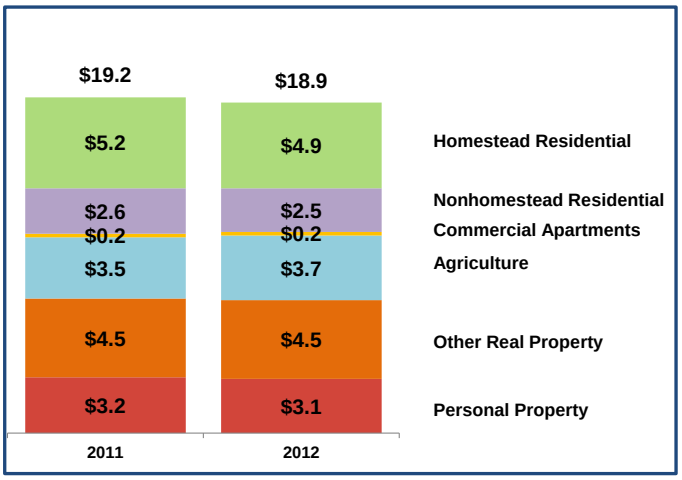
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,148	14.5%
No Change	480	6.0%
Lower Tax Bill	6,309	79.5%
Average Change in Tax Bill	**-4.5%**	
Detailed Change in Tax Bill		
20% or More	209	2.6%
10% to 19%	106	1.3%
1% to 9%	833	10.5%
0%	480	6.0%
-1% to -9%	5,403	68.1%
-10% to -19%	621	7.8%
-20% or More	285	3.6%
Total	**7,937**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Jennings County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal), by homeowners, and by owners of agricultural property. Net tax bills for all taxpayers decreased 1.4% in Jennings County in 2012. Net taxes were lower for homesteads, nonhomestead residential property (mostly rental housing and second homes), and business personal property. Taxes increased for agricultural property and commercial apartments. Taxes were little changed for business real property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all Jennings County tax districts. The average tax rate fell by 4.2%, because a small levy increase was offset by a larger increase in net assessed value.

Levies in Jennings County increased by 1.8%. The largest levy increase was in the county unit, mainly due to increases in the health fund and the cumulative bridge fund. The city of North Vernon had increases in its general and motor vehicle highway funds. Center Township had decreases in its debt service, general, and cumulative fire funds.

Jennings County's total net assessed value increased 2.2% in 2012. Agricultural net assessments rose 11.2%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 0.2%. Homestead and other residential assessments fell, which may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$723,325,511	$719,333,149	-0.6%	$261,758,942	$259,391,940	-0.9%
Other Residential	133,488,900	131,328,000	-1.6%	130,051,031	127,833,059	-1.7%
Ag Business/Land	180,113,900	201,118,900	11.7%	179,521,131	199,640,629	11.2%
Business Real/Personal	345,994,370	348,489,076	0.7%	283,702,960	287,150,506	1.2%
Total	**$1,382,922,681**	**$1,400,269,125**	**1.3%**	**$855,034,064**	**$874,016,134**	**2.2%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Jennings County were $595,608, or 3.0% of the levy. This was less than the state average percentage of the levy of 9.2%, but near the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Jennings County's tax rates were lower than the state average but higher than the state median. Jennings credits as a share of levies were low because the county had no tax districts with rates above $3 per $100 assessed value, so no business property in the 3% category received tax cap credits.

More than three quarters of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the city of North Vernon and the town of Vernon, where district tax rates were more than $2 per $100 assessed value. The largest dollar losses were in the Jennings County School Corporation, North Vernon, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased in Jennings County in 2012 by $146,008, or 19.7%. The percentage of the levy lost to credits fell by 0.8%. There were no major changes in state policy to affect tax cap credits in 2012. Jennings County credits decreased mainly because district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$138,390	$115,370	-$23,020	-16.6%
2%	534,884	456,372	-78,512	-14.7%
3%	32,074	0	-32,074	-100.0%
Elderly	36,267	23,866	-12,401	-34.2%
Total	$741,615	$595,608	-$146,008	-19.7%
% of Levy	3.9%	3.0%		-0.8%

Jennings County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*22,907,138*	*16,287,337*	*17,339,271*	*17,101,330*	*17,401,336*	*-28.9%*	*6.5%*	*-1.4%*	*1.8%*
State Unit	21,519	0	0	0	0	-100.0%			
Jennings County	5,181,652	4,311,373	4,872,654	4,622,676	4,763,617	-16.8%	13.0%	-5.1%	3.0%
Bigger Township	16,089	17,155	17,133	17,084	18,433	6.6%	-0.1%	-0.3%	7.9%
Campbell Township	23,616	24,331	24,926	25,167	23,073	3.0%	2.4%	1.0%	-8.3%
Center Township	80,886	87,350	101,663	108,301	83,222	8.0%	16.4%	6.5%	-23.2%
Columbia Township	12,957	13,232	13,888	14,303	14,792	2.1%	5.0%	3.0%	3.4%
Geneva Township	79,155	77,622	77,389	76,640	77,381	-1.9%	-0.3%	-1.0%	1.0%
Lovett Township	12,841	13,509	14,011	14,269	14,757	5.2%	3.7%	1.8%	3.4%
Marion Township	16,048	16,925	17,559	17,941	14,656	5.5%	3.7%	2.2%	-18.3%
Montgomery Township	18,818	18,974	19,372	16,297	17,030	0.8%	2.1%	-15.9%	4.5%
Sand Creek Township	27,684	27,885	28,246	28,751	29,362	0.7%	1.3%	1.8%	2.1%
Spencer Township	26,870	26,074	25,791	15,896	16,979	-3.0%	-1.1%	-38.4%	6.8%
Vernon Township	36,191	49,024	48,445	49,348	49,228	35.5%	-1.2%	1.9%	-0.2%
North Vernon Civil City	2,137,030	2,341,219	2,287,071	2,316,365	2,421,929	9.6%	-2.3%	1.3%	4.6%
Vernon Civil Town	20,041	21,398	22,149	22,914	23,655	6.8%	3.5%	3.5%	3.2%
Jennings County School Corp	14,638,459	8,749,952	9,255,983	9,261,951	9,318,973	-40.2%	5.8%	0.1%	0.6%
Jennings County Public Library	365,827	378,578	397,721	407,417	421,332	3.5%	5.1%	2.4%	3.4%
Southeastern Indiana Solid Waste Mgmt	108,493	112,736	115,270	86,010	92,917	3.9%	2.2%	-25.4%	8.0%
North Vernon Redevelopment Commission	82,962	0	0	0	0	-100.0%			

Jennings County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
40001	Bigger Township	1.8966	--	--	--	--	--	--	1.8966
40002	Campbell Township	1.9004	--	--	--	--	--	--	1.9004
40003	Center Township	1.8815	--	--	--	--	--	--	1.8815
40004	North Vernon City	2.9519	--	--	--	--	--	--	2.9519
40005	Columbia Township	1.8601	--	--	--	--	--	--	1.8601
40006	Geneva Township	1.8776	--	--	--	--	--	--	1.8776
40007	Lovett Township	1.8610	--	--	--	--	--	--	1.8610
40008	Marion Township	1.8649	--	--	--	--	--	--	1.8649
40009	Montgomery Township	1.8846	--	--	--	--	--	--	1.8846
40010	Sand Creek Township	1.9071	--	--	--	--	--	--	1.9071
40011	Spencer Township	1.8436	--	--	--	--	--	--	1.8436
40012	Vernon Township	1.9039	--	--	--	--	--	--	1.9039
40013	Vernon Town	2.2792	--	--	--	--	--	--	2.2792
40014	Hidden Valley	1.8776	--	--	--	--	--	--	1.8776

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Jennings County 2012 Circuit Breaker Cap Credits

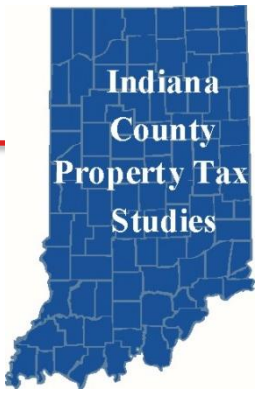
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*115,370*	*456,101*	*0*	*23,866*	*595,337*	*17,401,336*	*3.4%*
TIF Total	*0*	*271*	*0*	*0*	*271*	*2,198,843*	*0.0%*
County Total	*115,370*	*456,372*	*0*	*23,866*	*595,608*	*19,600,179*	*3.0%*
Jennings County	23,447	92,236	0	6,614	122,297	4,763,617	2.6%
Bigger Township	0	0	0	8	8	18,433	0.0%
Campbell Township	0	0	0	10	10	23,073	0.0%
Center Township	720	2,852	0	176	3,748	83,222	4.5%
Columbia Township	10	0	0	7	16	14,792	0.1%
Geneva Township	0	0	0	84	84	77,381	0.1%
Lovett Township	0	0	0	32	32	14,757	0.2%
Marion Township	0	0	0	5	5	14,656	0.0%
Montgomery Township	1	0	0	74	74	17,030	0.4%
Sand Creek Township	16	0	0	14	30	29,362	0.1%
Spencer Township	6	0	0	26	31	16,979	0.2%
Vernon Township	16	84	0	54	154	49,228	0.3%
North Vernon Civil City	42,753	169,439	0	2,919	215,112	2,421,929	8.9%
Vernon Civil Town	3	1,091	0	190	1,284	23,655	5.4%
Jennings County School Corp	45,868	180,440	0	12,939	239,248	9,318,973	2.6%
Jennings County Public Library	2,074	8,158	0	585	10,817	421,332	2.6%
Southeastern Indiana Solid Waste Mgmt	457	1,799	0	129	2,385	92,917	2.6%
North Vernon Redevelopment Commission	0	0	0	0	0	0	
TIF - North Vernon City	0	271	0	0	271	2,198,843	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.

2012 Johnson County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Johnson County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Johnson County the average tax bill for all taxpayers increased 0.4%. This small tax bill rise was the result of a small 0.4% increase in the tax levy of all local government units and a small 1.1% rise in certified net assessed value. Net assessed value increased due to a big increase in farmland assessments and smaller increases in homestead, other residential, and business assessments. A net assessed value increase that exceeded the levy rise caused tax rates to fall in most Johnson County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell slightly, by 0.3%, in Johnson County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	0.4%	$128,188,253	$5,752,492,596	8.3%
Change		0.4%	1.1%	-0.3%
2011	1.9%	$127,648,131	$5,688,090,948	8.7%

Homestead Property Taxes

Homestead property taxes decreased 1.7% on average in Johnson County in 2012. Tax rates in most Johnson County tax districts decreased. The county average tax rate fell by 0.7%. The percentage of Johnson County homesteads at their tax caps was almost unchanged, at 28.8% in 2011 and 28.5% in 2012. Johnson County had no local homestead credits in 2012.

Comparable Homestead Property Tax Changes in Johnson County

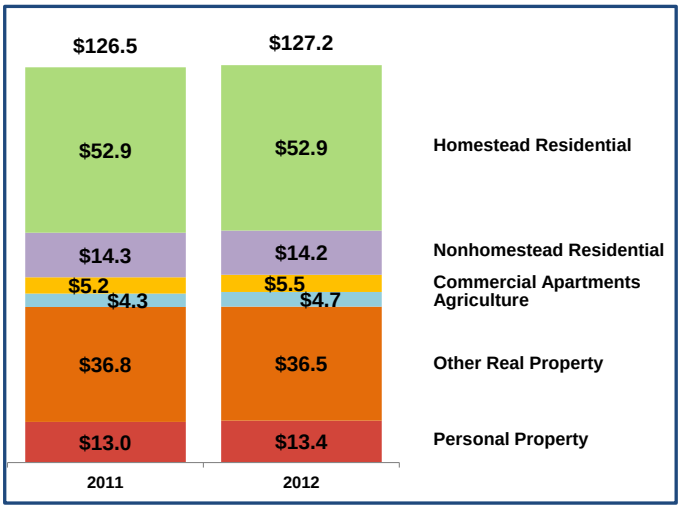
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	10,840	28.9%
No Change	4,847	12.9%
Lower Tax Bill	21,848	58.2%
Average Change in Tax Bill	**-1.7%**	
Detailed Change in Tax Bill		
20% or More	951	2.5%
10% to 19%	938	2.5%
1% to 9%	8,951	23.8%
0%	4,847	12.9%
-1% to -9%	18,140	48.3%
-10% to -19%	2,801	7.5%
-20% or More	907	2.4%
Total	**37,535**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Johnson County's 2012 net property taxes were paid by homeowners and business owners (other real and personal). Net tax bills for all taxpayers were almost unchanged, increasing 0.4% in Johnson County in 2012. Net taxes were about the same on homesteads, and slightly lower on nonhomestead residential property (mostly rentals and second homes) and business real property. Net taxes were higher on agricultural property, commercial apartments, and personal property. Agricultural tax bills rose the most, because of an increase in farmland assessed value.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in about two-thirds of Johnson County tax districts. The average tax rate fell by 0.7%, because a small levy increase was offset by a slightly larger increase in net assessed value.

Levies in Johnson County increased slightly by 0.4%. The largest levy increase was in the Franklin Community School Corporation, mostly due to an increase in the debt service levy. Clark-Pleasant Schools had large decreases in its bus replacement and debt service funds, and Center Grove Schools also saw a large drop in its bus replacement levy.

Johnson County's total net assessed value increased 0.9% in 2012. Agricultural net assessments rose 10.1%. Other assessed values rose by smaller amounts. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments rose only 0.5%.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$6,142,193,905	$6,177,548,161	0.6%	$2,853,119,825	$2,864,053,429	0.4%
Other Residential	946,942,640	958,729,300	1.2%	943,782,036	956,283,104	1.3%
Ag Business/Land	237,462,300	262,358,900	10.5%	236,965,945	260,967,513	10.1%
Business Real/Personal	2,513,047,837	2,520,388,957	0.3%	2,042,145,127	2,049,968,044	0.4%
Total	**$9,839,646,682**	**$9,919,025,318**	**0.8%**	**$6,076,012,933**	**$6,131,272,090**	**0.9%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Johnson County were almost $11.6 million, or 8.3% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Johnson County's tax rates were lower than average but higher than the state median.

Most of the total tax cap credits were in the 1% homestead category and 2% nonhomestead/farmland category. The largest percentage losses were in the town of Edinburgh and the Edinburgh-Wright-Hageman Library, where the district tax rate was near $4 per $100 assessed value. The largest dollar losses were in the Clark-Pleasant and Franklin Community School Corporations, the city of Franklin, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased slightly in Johnson County in 2012 by $366,431, or 3.1%. The percentage of the levy lost to credits fell by 0.3%. There were no major changes in state policy to affect tax cap credits in 2012. Johnson County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$5,007,110	$5,035,424	$28,314	0.6%
2%	5,336,706	5,034,557	-302,150	-5.7%
3%	1,514,385	1,431,212	-83,172	-5.5%
Elderly	87,452	78,029	-9,423	-10.8%
Total	$11,945,653	$11,579,222	-$366,431	-3.1%
% of Levy	8.7%	8.3%		-0.3%

Johnson County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*172,415,216*	*122,618,876*	*127,343,565*	*127,648,131*	*128,188,253*	*-28.9%*	*3.9%*	*0.2%*	*0.4%*
State Unit	162,732	0	0	0	0	-100.0%			
Johnson County	16,435,890	14,194,327	14,977,429	14,942,616	15,376,412	-13.6%	5.5%	-0.2%	2.9%
Blue River Township	55,253	57,695	60,398	60,712	61,864	4.4%	4.7%	0.5%	1.9%
Clark Township	53,291	51,995	15,552	13,136	17,151	-2.4%	-70.1%	-15.5%	30.6%
Franklin Township	164,920	148,583	165,321	142,206	144,695	-9.9%	11.3%	-14.0%	1.8%
Hensley Township	9,915	10,075	9,796	6,747	8,946	1.6%	-2.8%	-31.1%	32.6%
Needham Township	18,640	19,156	20,171	20,193	14,848	2.8%	5.3%	0.1%	-26.5%
Nineveh Township	23,144	22,326	24,521	24,771	25,357	-3.5%	9.8%	1.0%	2.4%
Pleasant Township	97,837	202,884	103,858	104,844	109,350	107.4%	-48.8%	0.9%	4.3%
Union Township	0	0	0	0	0				
White River Township	220,857	228,397	225,953	0	0	3.4%	-1.1%	-100.0%	
Franklin Civil City	10,089,358	10,129,355	10,648,399	10,633,908	11,239,499	0.4%	5.1%	-0.1%	5.7%
Greenwood Civil City	10,952,340	11,557,853	11,492,277	12,900,547	12,581,206	5.5%	-0.6%	12.3%	-2.5%
Bargersville Civil Town	451,282	592,076	598,608	1,083,728	1,775,168	31.2%	1.1%	81.0%	63.8%
Edinburgh Civil Town	1,871,147	1,735,955	1,843,065	1,859,778	1,855,063	-7.2%	6.2%	0.9%	-0.3%
New Whiteland Civil Town	656,412	674,337	708,390	721,672	748,762	2.7%	5.0%	1.9%	3.8%
Princes Lakes Civil Town	215,089	252,430	254,378	216,407	271,682	17.4%	0.8%	-14.9%	25.5%
Trafalgar Civil Town	214,506	221,604	226,471	281,784	288,722	3.3%	2.2%	24.4%	2.5%
Whiteland Civil Town	412,022	349,445	424,849	434,700	444,221	-15.2%	21.6%	2.3%	2.2%
Clark-Pleasant Community School Corp	25,491,646	17,993,882	20,142,465	21,766,331	20,710,480	-29.4%	11.9%	8.1%	-4.9%
Center Grove Community School Corp	39,796,466	21,759,913	21,501,987	20,848,315	20,219,285	-45.3%	-1.2%	-3.0%	-3.0%
Edinburgh Community School Corp	3,053,175	1,639,025	1,783,742	1,697,681	1,599,150	-46.3%	8.8%	-4.8%	-5.8%
Franklin Community School Corp	27,142,178	16,853,089	17,317,008	16,975,541	17,690,848	-37.9%	2.8%	-2.0%	4.2%
Greenwood Community School Corp	15,170,453	7,634,527	7,666,346	7,792,195	7,482,034	-49.7%	0.4%	1.6%	-4.0%
Nineveh-Hensley-Jackson United Sch Corp	6,206,202	2,730,652	3,090,658	3,052,577	2,881,449	-56.0%	13.2%	-1.2%	-5.6%
Edinburgh-Wright-Hageman Public Library	150,415	131,987	151,343	151,872	120,759	-12.3%	14.7%	0.3%	-20.5%
Greenwood Public Library	1,180,183	1,301,542	1,346,483	1,009,747	1,234,780	10.3%	3.5%	-25.0%	22.3%
Johnson County Public Library	4,378,842	3,763,450	4,873,081	3,053,027	3,208,121	-14.1%	29.5%	-37.3%	5.1%
White River Township Fire	4,171,628	4,040,282	4,096,075	3,975,071	3,893,674	-3.1%	1.4%	-3.0%	-2.0%
Amity Fire Protection	132,507	60,077	50,475	53,650	80,002	-54.7%	-16.0%	6.3%	49.1%
Nineveh Fire Protection District	87,938	94,547	95,837	99,902	102,907	7.5%	1.4%	4.2%	3.0%
Needham Fire Protection District	63,594	64,807	89,478	273,897	345,527	1.9%	38.1%	206.1%	26.2%
Bargersville Fire Protection	1,811,335	2,711,374	2,513,058	2,588,311	2,665,769	49.7%	-7.3%	3.0%	3.0%
Whiteland Fire Protection	365,141	266,932	271,076	296,794	406,403	-26.9%	1.6%	9.5%	36.9%
Hensley Fire Protection	170,389	147,759	152,976	155,928	158,435	-13.3%	3.5%	1.9%	1.6%
Johnson County Solid Waste	372,927	391,138	402,041	409,543	425,684	4.9%	2.8%	1.9%	3.9%
Franklin City Redevelopment Commission	189,298	196,078	0	0	0	3.6%	-100.0%		
Greenwood Redevelopment Commission	376,264	389,322	0	0	0	3.5%	-100.0%		

Johnson County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
41001	Blue River Twp	1.4515	--	--	--	--	--	--	1.4515
41002	Edinburg Town-Edinburg Library	3.8389	--	--	--	--	--	--	3.8389
41004	Blue River Twp-Amity FPD	1.5190	--	--	--	--	--	--	1.5190
41006	Clark Township-Needham FPD	2.4744	--	--	--	--	--	--	2.4744
41007	Clark Township-Whiteland FPD	2.5294	--	--	--	--	--	--	2.5294
41008	Franklin Township	1.9277	--	--	--	--	--	--	1.9277
41009	Franklin City-Franklin Twp	3.2704	--	--	--	--	--	--	3.2704
41010	Whiteland Town-Franklin Twp-WFPD	2.4899	--	--	--	--	--	--	2.4899
41011	Franklin Twp-Amity FPD	1.9657	--	--	--	--	--	--	1.9657
41012	Franklin Twp-Needham FPD	2.0408	--	--	--	--	--	--	2.0408
41013	Franklin Twp-Bargersville FPD	2.2458	--	--	--	--	--	--	2.2458
41014	Franklin Twp-Whiteland FPD	2.0958	--	--	--	--	--	--	2.0958
41015	Hensley Township	1.2101	--	--	--	--	--	--	1.2101
41016	Trafalgar Town-Hensley Twp	1.9682	--	--	--	--	--	--	1.9682
41017	Needham Township-Needham FPD	2.0311	--	--	--	--	--	--	2.0311
41018	Franklin City-Needham Twp	3.2607	--	--	--	--	--	--	3.2607
41019	Needham Township-Amity FPD	1.9560	--	--	--	--	--	--	1.9560
41020	Nineveh Township-Nineveh FPD	1.2225	--	--	--	--	--	--	1.2225
41021	Princes Lakes Town-Nineveh FPD	1.7617	--	--	--	--	--	--	1.7617
41022	Trafalgar Town-Nineveh Twp	1.9798	--	--	--	--	--	--	1.9798
41023	Pleasant Twp-CP School	2.4445	--	--	--	--	--	--	2.4445
41024	Pleasant Twp-Greenwood School	1.3143	--	--	--	--	--	--	1.3143
41025	Grnwd City-Pleas Twp-CP School	3.0228	--	--	--	--	--	--	3.0228
41026	Grnwd City-Pleas Twp-Grnwd School	1.8926	--	--	--	--	--	--	1.8926
41027	New Whiteland Town	3.0712	--	--	--	--	--	--	3.0712
41028	Whiteland Town-Pleas Twp-Whiteland FPD	2.9178	--	--	--	--	--	--	2.9178
41029	Franklin City-Pleasant Twp	3.6983	--	--	--	--	--	--	3.6983
41030	Grnwd City-Pleas Twp-CP School	2.9818	--	--	--	--	--	--	2.9818
41031	Pleasant Twp-CP School-Grnwd Library	2.4855	--	--	--	--	--	--	2.4855
41032	Pleasant Twp-Grnwd School-Grnwd Library	1.3553	--	--	--	--	--	--	1.3553
41033	Pleasant Twp-Whiteland FPD	2.5237	--	--	--	--	--	--	2.5237
41034	Union Township	1.9299	--	--	--	--	--	--	1.9299
41035	Bargersville Town-Union Twp-BFPD	3.0059	--	--	--	--	--	--	3.0059
41036	Union Township-BFPD	2.2303	--	--	--	--	--	--	2.2303
41037	White River Twp-BFPD	1.6653	--	--	--	--	--	--	1.6653
41038	White River Twp-White River FP	1.5769	--	--	--	--	--	--	1.5769
41039	Bargersville Town-White River Twp	2.4409	--	--	--	--	--	--	2.4409
41040	Grnwd City-White River Twp-Cnty Lib	1.9734	--	--	--	--	--	--	1.9734
41041	Grnwd City-WR Twp-CG School-Cnty Lib	1.9517	--	--	--	--	--	--	1.9517
41042	Grnwd City-Pleas Twp-Gwd School-Cnty Library	1.8516	--	--	--	--	--	--	1.8516
41043	Grnwd City-WR Twp-Grnwd School-Cnty Library	1.8470	--	--	--	--	--	--	1.8470
41044	Hensley FPD-Franklin Twp	1.9454	--	--	--	--	--	--	1.9454
41046	Edinburg Town-Blue River Twp-Cnty Library	3.7575	--	--	--	--	--	--	3.7575
41047	Grnwd City-CP School-Clark Twp-Cnty Library	2.9875	--	--	--	--	--	--	2.9875
41048	Whiteland Town East - Whiteland FPD	2.5237	--	--	--	--	--	--	2.5237
41049	Trafalgar Town-Nineveh Twp-Nineveh FPD	1.9806	--	--	--	--	--	--	1.9806
41050	Grnwd City-CP School-Gwd Library-Pl-MTE	2.3500	--	--	--	--	--	--	2.3500
41051	Gwd City-Gwd School-Gwd Library-Pl-MTE	1.2198	--	--	--	--	--	--	1.2198
41052	Gwd City-CP School-Co Library-Pl-MTE	2.3090	--	--	--	--	--	--	2.3090
41053	Gwd City-Co Library-WR FPD-WR-MTE	1.5769	--	--	--	--	--	--	1.5769
41054	Barg Town-Barg FPD-WR Twp-MTE	1.6653	--	--	--	--	--	--	1.6653
41055	Barg Town-WR FPD-WR Twp	2.3525	--	--	--	--	--	--	2.3525

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Johnson County 2012 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	*5,035,017*	*4,989,979*	*1,256,702*	*77,984*	*11,359,682*	*128,188,253*	*8.9%*
TIF Total	*407*	*44,578*	*174,510*	*45*	*219,540*	*10,761,141*	*2.0%*
County Total	*5,035,424*	*5,034,557*	*1,431,212*	*78,029*	*11,579,222*	*138,949,394*	*8.3%*
Johnson County	468,046	431,048	99,210	8,451	1,006,754	15,376,412	6.5%
Blue River Township	982	4,593	3,052	43	8,669	61,864	14.0%
Clark Township	1,477	965	0	17	2,459	17,151	14.3%
Franklin Township	4,479	7,782	3,843	60	16,164	144,695	11.2%
Hensley Township	0	0	0	2	3	8,946	0.0%
Needham Township	1,446	703	164	10	2,323	14,848	15.6%
Nineveh Township	3	0	0	19	22	25,357	0.1%
Pleasant Township	3,913	3,867	67	89	7,936	109,350	7.3%
Union Township	0	0	0	0	0	0	
White River Township	0	0	0	0	0	0	
Franklin Civil City	708,741	898,029	385,723	5,344	1,997,837	11,239,499	17.8%
Greenwood Civil City	334,647	271,127	6,415	10,591	622,781	12,581,206	5.0%
Bargersville Civil Town	226,104	74,372	90	186	300,752	1,775,168	16.9%
Edinburgh Civil Town	60,053	280,784	186,558	2,525	529,919	1,855,063	28.6%
New Whiteland Civil Town	45,406	81,708	2,714	1,185	131,014	748,762	17.5%
Princes Lakes Civil Town	12	0	0	343	355	271,682	0.1%
Trafalgar Civil Town	82	0	0	124	205	288,722	0.1%
Whiteland Civil Town	40,530	24,478	0	548	65,556	444,221	14.8%
Clark-Pleasant Community School Corp	1,574,709	1,450,492	28,462	22,716	3,076,379	20,710,480	14.9%
Center Grove Community School Corp	324,946	70,236	0	3,520	398,702	20,219,285	2.0%
Edinburgh Community School Corp	27,179	127,078	84,433	1,180	239,870	1,599,150	15.0%
Franklin Community School Corp	859,890	1,030,906	420,178	7,854	2,318,827	17,690,848	13.1%
Greenwood Community School Corp	13,010	0	0	6,902	19,912	7,482,034	0.3%
Nineveh-Hensley-Jackson United Sch Corp	212	0	0	1,377	1,589	2,881,449	0.1%
Edinburgh-Wright-Hageman Public Library	3,921	18,219	12,156	165	34,461	120,759	28.5%
Greenwood Public Library	31,187	26,926	1,061	1,089	60,264	1,234,780	4.9%
Johnson County Public Library	101,580	87,916	19,788	1,458	210,743	3,208,121	6.6%
White River Township Fire	7,323	0	0	752	8,075	3,893,674	0.2%
Amity Fire Protection	227	0	0	21	248	80,002	0.3%
Nineveh Fire Protection District	10	0	0	79	89	102,907	0.1%
Needham Fire Protection District	20,175	13,779	0	305	34,258	345,527	9.9%
Bargersville Fire Protection	130,894	51,396	42	346	182,678	2,665,769	6.9%
Whiteland Fire Protection	30,728	21,644	0	410	52,782	406,403	13.0%
Hensley Fire Protection	148	0	0	37	185	158,435	0.1%
Johnson County Solid Waste	12,957	11,933	2,747	234	27,871	425,684	6.5%
Franklin City Redevelopment Commission	0	0	0	0	0	0	
Greenwood Redevelopment Commission	0	0	0	0	0	0	
TIF - Franklin City-Franklin Twp 009	0	3,704	133,633	0	137,337	1,864,719	7.4%
TIF - Trafalgar Town-Hensley Twp 016	0	0	0	45	45	78,765	0.1%
TIF - Franklin City-Needham Twp 018	0	4,472	23,808	0	28,280	1,277,015	2.2%
TIF - Grnwd City-Pleas Twp-CP School 025	0	0	17,032	0	17,032	2,535,473	0.7%
TIF - Grnwd City-Pleas Twp-Grnwd Sch 026	0	0	0	0	0	1,573,331	0.0%
TIF - Grnwd City-Pleas Twp-CP School 030	407	36,401	0	0	36,808	3,312,537	1.1%
TIF - Bargersville Town-Union Twp-BF 035	0	0	38	0	38	20,648	0.2%
TIF - Bargersville Town-White River 039	0	0	0	0	0	98,654	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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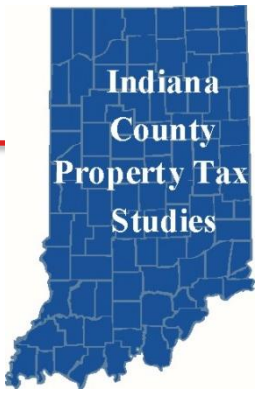
2012 Knox County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

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In Knox County the average tax bill for all taxpayers increased by 2.3%. This tax bill rise was the result of a very large 26.8% increase in certified net assessed value. Tax levies of all local government units fell by 4.0%. Knox County net assessed value rose due to large assessment increases in all property categories. Falling levies and rising assessed value caused tax rates to fall in all Knox County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell by 9.3% in Knox County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	2.3%	$33,503,606	$1,728,772,084	10.1%
Change		-4.0%	26.8%	-9.3%
2011	8.6%	$34,891,611	$1,363,371,090	19.4%

Homestead Property Taxes

Homestead property taxes decreased 4.4% on average in Knox County in 2012. while tax rates fell substantially in all Knox County tax districts. The county average tax rate dropped by 24.2%. Reductions in homestead tax bills were less than the rate decline because homestead assessments increased and the percentage of homesteads at their tax caps decreased from 24.8% in 2011 to 12.0% in 2012. Knox County has no local property tax credits.

Comparable Homestead Property Tax Changes in Knox County

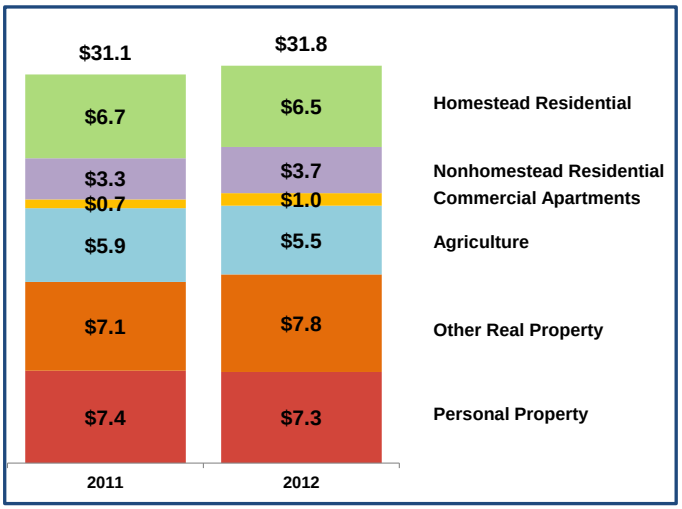
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	3,776	37.0%
No Change	1,041	10.2%
Lower Tax Bill	5,385	52.8%
Average Change in Tax Bill	-4.4%	
Detailed Change in Tax Bill		
20% or More	2,107	20.7%
10% to 19%	659	6.5%
1% to 9%	1,010	9.9%
0%	1,041	10.2%
-1% to -9%	1,473	14.4%
-10% to -19%	1,335	13.1%
-20% or More	2,577	25.3%
Total	**10,202**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Knox County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal), by homeowners, and owners of agricultural property. Net tax bills for all taxpayers increased 2.3% in Knox County in 2012. Net taxes were much higher for commercial apartments and higher for nonhomestead residential property (mostly small rentals and second homes) and business real property. Net taxes were lower for homesteads, agricultural property, and business personal property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all Knox County tax districts. The average tax rate fell substantially, by 24.2%. Levies decreased, and net assessed values increased by a large amount.

Levies in Knox County decreased by 4.0%. Vincennes Community School Corporation had large decreases in its debt service and capital projects funds, and the North Knox School Corporation saw decreases in its bus replacement and debt service funds. The largest levy increases were in the city of Vincennes, due to increases in the general, fire, and fire equipment debt funds, as well as in the county unit, mainly due to an increase in the general fund.

Knox County's total net assessed value increased 20.3% in 2012. All categories of property saw large increases in net assessed value. Other residential property and business property increases were particularly large. Agricultural assessments rose 16.7%, due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$852,069,392	$938,851,180	10.2%	$296,784,223	$328,516,457	10.7%
Other Residential	197,853,930	240,332,524	21.5%	195,515,783	237,499,493	21.5%
Ag Business/Land	356,465,700	415,858,140	16.7%	354,107,369	413,715,538	16.8%
Business Real/Personal	848,911,708	1,016,584,313	19.8%	654,201,827	826,181,113	26.3%
Total	**$2,255,300,730**	**$2,611,626,157**	**15.8%**	**$1,500,609,202**	**$1,805,912,601**	**20.3%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Knox County were $3.5 million, or 10.1% of the levy. This was greater than the state average percentage of the levy of 9.2% and much more than the median value of 3.2% among all counties. Tax rates are usually the main determinant of tax cap credits, but Knox County's tax rates were below the state average. Knox County's credits as a share of the levy were relatively large because of high tax rates in two of the county's taxing districts, where much business property was located.

Most of the total tax cap credits were in the 2% nonhomestead/farmland category and the 3% business real and personal category. The largest percentage losses were in the city of Vincennes, the Vincennes School Corporation and Vincennes Township, where district tax rates were above $3 per $100 assessed value. The largest dollar losses were in the city of Vincennes, Vincennes Community Schools, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased in Knox County in 2012 by $3,722,499, or 51.3%. The percentage of the levy lost to credits fell by 9.3%. There were no major changes in state policy to affect tax cap credits in 2012. Knox County credits decreased mainly because district tax rates decreased so much.

Tax Cap Category	2011	2012	Difference	% Change
1%	$1,590,940	$661,793	-$929,147	-58.4%
2%	2,815,459	1,665,839	-1,149,621	-40.8%
3%	2,847,528	1,197,178	-1,650,350	-58.0%
Elderly	2,382	9,001	6,618	277.8%
Total	$7,256,309	$3,533,810	-$3,722,499	-51.3%
% of Levy	19.4%	10.1%		-9.3%

Knox County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	% Change 2009 - 2010	% Change 2010 - 2011	% Change 2011 - 2012
County Total	*40,885,681*	*30,415,060*	*31,603,747*	*34,891,611*	*33,503,606*	*-25.6%*	*3.9%*	*10.4%*	*-4.0%*
State Unit	33,192	0	0	0	0	-100.0%			
Knox County	8,656,288	7,031,836	7,283,101	7,429,009	7,744,898	-18.8%	3.6%	2.0%	4.3%
Busseron Township	53,410	49,194	51,602	53,278	44,738	-7.9%	4.9%	3.2%	-16.0%
Decker Township	33,110	35,075	36,674	37,633	38,055	5.9%	4.6%	2.6%	1.1%
Harrison Township	97,352	111,451	103,797	81,743	103,239	14.5%	-6.9%	-21.2%	26.3%
Johnson Township	27,875	29,270	31,156	30,222	32,922	5.0%	6.4%	-3.0%	8.9%
Palmyra Township	93,021	117,619	101,288	103,129	104,183	26.4%	-13.9%	1.8%	1.0%
Steen Township	52,975	54,468	41,977	59,056	53,126	2.8%	-22.9%	40.7%	-10.0%
Vigo Township	63,900	67,527	76,377	86,058	87,685	5.7%	13.1%	12.7%	1.9%
Vincennes Township	208,775	224,448	232,709	238,524	246,048	7.5%	3.7%	2.5%	3.2%
Washington Township	111,582	115,136	122,477	122,065	129,512	3.2%	6.4%	-0.3%	6.1%
Widner Township	41,263	55,791	54,012	54,850	55,677	35.2%	-3.2%	1.6%	1.5%
Vincennes Civil City	6,614,712	6,741,870	7,050,016	7,191,911	7,555,110	1.9%	4.6%	2.0%	5.1%
Bicknell Civil City	684,496	731,803	759,994	359,665	361,622	6.9%	3.9%	-52.7%	0.5%
Bruceville Civil Town	55,441	60,847	63,160	64,824	66,871	9.8%	3.8%	2.6%	3.2%
Decker Civil Town	9,256	13,310	13,815	14,189	14,215	43.8%	3.8%	2.7%	0.2%
Edwardsport Civil Town	19,671	23,718	23,508	24,701	25,478	20.6%	-0.9%	5.1%	3.1%
Monroe City Civil Town	16,074	18,209	18,902	19,411	19,998	13.3%	3.8%	2.7%	3.0%
Oaktown Civil Town	36,473	38,841	37,569	39,961	38,607	6.5%	-3.3%	6.4%	-3.4%
Sandborn Civil Town	38,893	41,998	43,585	44,748	46,124	8.0%	3.8%	2.7%	3.1%
Wheatland Civil Town	33,461	37,603	39,031	40,063	41,321	12.4%	3.8%	2.6%	3.1%
North Knox School Corp	5,281,333	2,910,095	2,624,237	3,284,351	2,852,060	-44.9%	-9.8%	25.2%	-13.2%
South Knox School Corp	6,592,683	3,624,005	3,337,686	3,754,735	3,828,277	-45.0%	-7.9%	12.5%	2.0%
Vincennes Community School Corp	9,852,480	5,905,731	7,052,307	9,394,351	7,531,438	-40.1%	19.4%	33.2%	-19.8%
Bicknell Public Library	101,159	108,037	112,195	115,062	118,678	6.8%	3.8%	2.6%	3.1%
Knox County Public Library	830,212	1,012,777	1,053,950	1,051,402	1,057,019	22.0%	4.1%	-0.2%	0.5%
Vincennes Township Fire	963,536	967,661	941,703	920,633	985,442	0.4%	-2.7%	-2.2%	7.0%
South Vigo Township Fire	70,397	70,381	70,539	70,632	69,921	0.0%	0.2%	0.1%	-1.0%
Vigo Central Community Fire	49,553	52,373	54,323	55,765	57,527	5.7%	3.7%	2.7%	3.2%
Johnson Township Community Fire	163,108	163,986	172,057	149,640	193,815	0.5%	4.9%	-13.0%	29.5%
Knox County Solid Waste Management Dist	0	0	0	0	0				
Vincennes Redevelopment Commission	0	0	0	0	0				

Knox County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
42001	Busseron Township	1.0378	--	--	--	--	--	--	1.0378
42002	Oaktown Town	1.4950	--	--	--	--	--	--	1.4950
42003	Decker Township	1.4367	--	--	--	--	--	--	1.4367
42004	Harrison Township	1.4308	--	--	--	--	--	--	1.4308
42005	Monroe City Town	1.6235	--	--	--	--	--	--	1.6235
42006	Johnson Township	1.6052	--	--	--	--	--	--	1.6052
42007	Decker Town	2.3251	--	--	--	--	--	--	2.3251
42008	Palmyra Township	1.4631	--	--	--	--	--	--	1.4631
42009	Steen Township	1.4019	--	--	--	--	--	--	1.4019
42010	Wheatland Town	1.7484	--	--	--	--	--	--	1.7484
42011	Vigo-South Township	1.2836	--	--	--	--	--	--	1.2836
42012	Bicknell City-Vigo Township	1.6740	--	--	--	--	--	--	1.6740
42013	Edwardsport Town	1.7299	--	--	--	--	--	--	1.7299
42014	Sandborn Town	1.6964	--	--	--	--	--	--	1.6964
42018	Washington Township	1.1611	--	--	--	--	--	--	1.1611
42019	Bicknell City-Washington Twp	1.7152	--	--	--	--	--	--	1.7152
42020	Bruceville Civil Town	1.9760	--	--	--	--	--	--	1.9760
42021	Widner Township	1.0553	--	--	--	--	--	--	1.0553
42022	Vincennes City I	3.5306	--	--	--	--	--	--	3.5306
42023	Vincennes Twp-Vincennes School	2.0308	--	--	--	--	--	--	2.0308
42024	Vincennes Twp-South Knox School	1.7022	--	--	--	--	--	--	1.7022
42025	Vigo-North Township	1.0339	--	--	--	--	--	--	1.0339
42026	Vigo-Central Township	1.0007	--	--	--	--	--	--	1.0007
42027	Vincennes City II	3.1310	--	--	--	--	--	--	3.1310

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Knox County 2012 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	*661,793*	*1,648,513*	*1,034,664*	*9,001*	*3,353,971*	*33,503,606*	*10.0%*
TIF Total	*0*	*17,326*	*162,514*	*0*	*179,839*	*1,388,927*	*12.9%*
County Total	*661,793*	*1,665,839*	*1,197,178*	*9,001*	*3,533,810*	*34,892,533*	*10.1%*
Knox County	89,493	210,503	131,851	1,753	433,599	7,744,898	5.6%
Busseron Township	0	0	0	12	12	44,738	0.0%
Decker Township	0	0	0	0	0	38,055	0.0%
Harrison Township	0	0	0	36	36	103,239	0.0%
Johnson Township	0	46	0	1	46	32,922	0.1%
Palmyra Township	0	0	0	0	0	104,183	0.0%
Steen Township	0	0	0	19	19	53,126	0.0%
Vigo Township	0	0	0	18	18	87,685	0.0%
Vincennes Township	7,112	16,685	10,477	63	34,337	246,048	14.0%
Washington Township	0	0	0	0	0	129,512	0.0%
Widner Township	0	0	0	8	8	55,677	0.0%
Vincennes Civil City	311,005	842,618	528,693	2,748	1,685,065	7,555,110	22.3%
Bicknell Civil City	0	0	0	586	586	361,622	0.2%
Bruceville Civil Town	0	0	0	0	0	66,871	0.0%
Decker Civil Town	0	865	0	7	873	14,215	6.1%
Edwardsport Civil Town	0	0	0	35	35	25,478	0.1%
Monroe City Civil Town	0	0	0	0	0	19,998	0.0%
Oaktown Civil Town	0	0	0	43	43	38,607	0.1%
Sandborn Civil Town	0	0	0	8	8	46,124	0.0%
Wheatland Civil Town	0	0	0	0	0	41,321	0.0%
North Knox School Corp	0	0	0	650	650	2,852,060	0.0%
South Knox School Corp	0	985	0	616	1,601	3,828,277	0.0%
Vincennes Community School Corp	229,307	537,986	337,838	2,044	1,107,175	7,531,438	14.7%
Bicknell Public Library	0	0	0	34	34	118,678	0.0%
Knox County Public Library	15,082	35,475	22,220	225	73,002	1,057,019	6.9%
Vincennes Township Fire	9,795	3,080	3,585	89	16,548	985,442	1.7%
South Vigo Township Fire	0	0	0	0	0	69,921	0.0%
Vigo Central Community Fire	0	0	0	2	2	57,527	0.0%
Johnson Township Community Fire	0	270	0	4	273	193,815	0.1%
Knox County Solid Waste Management Dist	0	0	0	0	0	0	
Vincennes Redevelopment Commission	0	0	0	0	0	0	
TIF - Vincennes City I TIF	0	10,214	157,797	0	168,011	1,078,498	15.6%
TIF - PSI Energy Knox County TIF	0	0	0	0	0	140,053	0.0%
TIF - Vincennes City II TIF	0	7,112	4,717	0	11,829	170,376	6.9%

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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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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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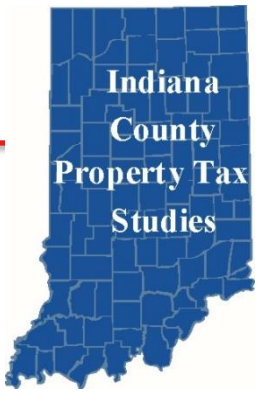

Legislative Services Agency September 2012

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In Kosciusko County the average tax bill for all taxpayers decreased 5.3%. This tax bill reduction was mainly the result of the 4.8% decrease in the tax levy of all local government units. Kosciusko County certified net assessed value fell by 1.2%, which may have been a legacy of the recession. The large levy decrease caused tax rates to fall in most Kosciusko County tax districts. Tax cap credits as a percent of the levy were almost unchanged in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-5.3%	$66,641,059	$5,230,693,533	1.2%
Change		-4.8%	-1.2%	0.0%
2011	3.1%	$69,985,658	$5,292,359,452	1.2%

Homestead Property Taxes

Homestead property taxes decreased 4.4% on average in Kosciusko County in 2012. Tax rates fell in more than three-quarters of Kosciusko County tax districts. The county average tax rate dropped by 3.7%. The percentage of Kosciusko County homesteads at their tax caps rose slightly from 3.6% in 2011 to 3.9% in 2012. Kosciusko County has no local property tax credits.

Comparable Homestead Property Tax Changes in Kosciusko County

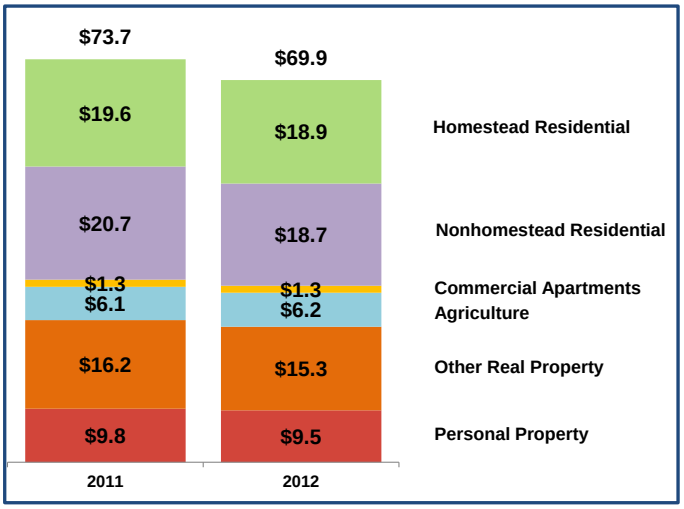
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	3,949	19.0%
No Change	504	2.4%
Lower Tax Bill	16,297	78.5%
Average Change in Tax Bill	**-4.4%**	
Detailed Change in Tax Bill		
20% or More	672	3.2%
10% to 19%	374	1.8%
1% to 9%	2,903	14.0%
0%	504	2.4%
-1% to -9%	11,532	55.6%
-10% to -19%	4,246	20.5%
-20% or More	519	2.5%
Total	**20,750**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest part of Kosciusko County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal), by homeowners, and by owners of nonhomestead residential property (mostly small rentals and second homes). Net tax bills for all taxpayers decreased 5.3% in Kosciusko County in 2012. Net taxes were lower for all property categories except agriculture. Nonhomestead residential tax bills dropped the most.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in more than three-quarters of Kosciusko County tax districts. The average tax rate fell by 3.7%, because the levy decreased by more than net assessed value.

Levies in Kosciusko County decreased by 4.8%. The Wawasee School Corporation had large decreases in its bus replacement, debt service, and capital projects funds, and the Warsaw School Corporation had decreases in its debt service and capital projects funds. Turkey Creek Township saw the largest levy increases, due to increases in the special fire service fund. The county unit had an increase in its general fund levy.

Kosciusko County's total net assessed value decreased 1.5% in 2012. Agricultural net assessments rose 8.7%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 2.4%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$3,315,461,813	$3,316,916,136	0.0%	$1,563,261,813	$1,570,058,110	0.4%
Other Residential	2,055,557,045	1,961,299,079	-4.6%	2,046,286,246	1,954,095,947	-4.5%
Ag Business/Land	466,724,134	510,412,511	9.4%	466,123,199	506,875,768	8.7%
Business Real/Personal	1,944,421,969	1,903,979,452	-2.1%	1,483,872,241	1,444,613,384	-2.6%
Total	**$7,782,164,961**	**$7,692,607,178**	**-1.2%**	**$5,559,543,499**	**$5,475,643,209**	**-1.5%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Kosciusko County were $845,591, or 1.2% of the levy. This was much less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Kosciusko County's tax rates were less than the state median.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the city of Nappanee and the towns of Mentone and Silver Lake, where district tax rates were above $2 per $100 assessed value and above $3 in one district. The largest dollar losses were in Warsaw City and the Warsaw School Corporation.

Tax Cap Credits by Category

Tax cap credits decreased slightly in Kosciusko County in 2012 by $13,220, or 1.5%. The percentage of the levy lost to credits was unchanged at 1.2%. There were no major changes in state policy to affect tax cap credits in 2012. Kosciusko County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$330,938	$348,742	$17,804	5.4%
2%	487,669	466,523	-21,146	-4.3%
3%	0	1,924	1,924	--
Elderly	40,204	28,402	-11,802	-29.4%
Total	$858,811	$845,591	-$13,220	-1.5%
% of Levy	1.2%	1.2%		0.0%

Kosciusko County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*90,114,563*	*68,504,134*	*68,019,063*	*69,985,658*	*66,641,059*	*-24.0%*	*-0.7%*	*2.9%*	*-4.8%*
State Unit	142,533	0	0	0	0	-100.0%			
Kosciusko County	10,511,760	9,409,560	9,713,845	9,933,758	10,126,622	-10.5%	3.2%	2.3%	1.9%
Clay Township	60,771	60,451	61,567	63,078	58,676	-0.5%	1.8%	2.5%	-7.0%
Etna Township	45,191	45,686	46,862	47,852	49,006	1.1%	2.6%	2.1%	2.4%
Franklin Township	50,321	52,313	54,297	55,474	57,336	4.0%	3.8%	2.2%	3.4%
Harrison Township	102,742	102,783	106,013	107,950	110,193	0.0%	3.1%	1.8%	2.1%
Jackson Township	56,943	58,089	59,444	61,246	62,814	2.0%	2.3%	3.0%	2.6%
Jefferson Township	33,184	34,449	35,747	36,559	37,818	3.8%	3.8%	2.3%	3.4%
Lake Township	43,972	44,241	45,553	46,115	46,820	0.6%	3.0%	1.2%	1.5%
Monroe Township	18,584	19,327	20,055	20,543	21,225	4.0%	3.8%	2.4%	3.3%
Plain Township	311,751	311,006	320,052	329,190	328,278	-0.2%	2.9%	2.9%	-0.3%
Prairie Township	40,046	41,605	43,164	44,261	45,693	3.9%	3.7%	2.5%	3.2%
Scott Township	18,414	19,124	19,771	20,276	20,935	3.9%	3.4%	2.6%	3.3%
Seward Township	61,466	66,854	62,380	63,484	64,729	8.8%	-6.7%	1.8%	2.0%
Tippecanoe Township	348,796	352,977	364,169	370,536	379,071	1.2%	3.2%	1.7%	2.3%
Turkey Creek Township	339,533	1,678,674	1,762,997	1,472,451	1,679,833	394.4%	5.0%	-16.5%	14.1%
Van Buren Township	87,568	85,972	88,869	88,281	91,740	-1.8%	3.4%	-0.7%	3.9%
Washington Township	93,489	95,135	97,840	99,513	101,060	1.8%	2.8%	1.7%	1.6%
Wayne Township	682,353	674,132	417,843	424,128	442,043	-1.2%	-38.0%	1.5%	4.2%
Warsaw Civil City	8,346,385	8,635,637	10,737,438	10,212,333	10,299,294	3.5%	24.3%	-4.9%	0.9%
Nappanee Civil City	161,095	166,400	177,512	182,329	167,032	3.3%	6.7%	2.7%	-8.4%
Burket Civil Town	3,539	11,289	11,600	11,900	12,184	219.0%	2.8%	2.6%	2.4%
Claypool Civil Town	71,956	74,833	77,677	79,686	82,245	4.0%	3.8%	2.6%	3.2%
Etna Green Civil Town	75,042	0	64,340	66,635	68,927	-100.0%		3.6%	3.4%
Leesburg Civil Town	65,473	68,154	70,725	72,287	74,898	4.1%	3.8%	2.2%	3.6%
Mentone Civil Town	214,521	219,610	228,199	233,973	240,201	2.4%	3.9%	2.5%	2.7%
Milford Civil Town	434,381	444,997	465,828	477,223	454,233	2.4%	4.7%	2.4%	-4.8%
North Webster Civil Town	318,371	328,275	340,186	348,630	358,185	3.1%	3.6%	2.5%	2.7%
Pierceton Civil Town	175,856	193,280	192,654	192,624	212,816	9.9%	-0.3%	0.0%	10.5%
Sidney Civil Town	11,344	11,797	12,246	12,566	12,966	4.0%	3.8%	2.6%	3.2%
Silver Lake Civil Town	229,519	238,017	246,908	253,193	263,530	3.7%	3.7%	2.5%	4.1%
Syracuse Civil Town	1,555,868	1,420,715	1,458,809	1,443,961	1,553,210	-8.7%	2.7%	-1.0%	7.6%
Winona Lake Civil Town	839,423	861,936	859,258	856,238	940,257	2.7%	-0.3%	-0.4%	9.8%
Wa-Nee Community School Corp	2,271,139	1,446,537	1,402,024	1,297,080	1,249,898	-36.3%	-3.1%	-7.5%	-3.6%
Wawasee Community School Corp	19,559,736	11,870,181	10,075,698	12,749,568	9,883,051	-39.3%	-15.1%	26.5%	-22.5%
Warsaw Community School Corp	28,752,119	19,740,059	18,394,929	18,000,340	16,987,288	-31.3%	-6.8%	-2.1%	-5.6%
Tippecanoe Valley School Corp	5,791,225	3,446,593	3,554,475	3,496,609	3,592,558	-40.5%	3.1%	-1.6%	2.7%
Whitko Community School Corp	4,301,383	2,640,958	2,770,585	2,993,164	2,782,892	-38.6%	4.9%	8.0%	-7.0%
Triton School Corp	811,170	360,321	385,442	477,646	441,359	-55.6%	7.0%	23.9%	-7.6%
Nappanee Public Library	34,121	36,566	126,637	137,770	137,236	7.2%	246.3%	8.8%	-0.4%
Milford Public Library	135,584	140,987	146,265	149,943	154,704	4.0%	3.7%	2.5%	3.2%
Pierceton Public Library	46,223	48,134	49,952	51,199	52,928	4.1%	3.8%	2.5%	3.4%
Syracuse Public Library	296,574	307,999	319,664	328,092	338,362	3.9%	3.8%	2.6%	3.1%
Warsaw Community Public Library	1,678,243	1,722,221	1,797,138	1,825,639	1,884,889	2.6%	4.4%	1.6%	3.2%
Bell Memorial Public Library	208,294	221,822	223,382	228,939	241,111	6.5%	0.7%	2.5%	5.3%
North Webster Library	317,881	330,762	343,113	352,040	362,914	4.1%	3.7%	2.6%	3.1%
Kosciusko County Solid Waste Mgmt Dist	160,349	164,893	165,911	169,356	67,999	2.8%	0.6%	2.1%	-59.8%
Winona Lake Redevelopment Comm	18,090	18,769	0	0	0	3.8%	-100.0%		
Warsaw City Redevelopment Comm	180,242	180,014	0	0	0	-0.1%	-100.0%		
Milford Town Redevelopment Comm	0	0	0	0	0				
Pierceton Town Redevelopment Comm	0	0	0	0	0				
Kosciusko County Redevelopment Comm	0	0	0	0	0				
Claypool Redevelopment Comm	0	0	0	0	0				

Kosciusko County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
43001	Clay Township	1.0809	--	--	--	--	--	--	1.0809
43002	Claypool Town	2.1990	--	--	--	--	--	--	2.1990
43003	Etna Township	1.0627	--	--	--	--	--	--	1.0627
43004	Etna Green Town	1.6505	--	--	--	--	--	--	1.6505
43005	Franklin Township	1.4044	--	--	--	--	--	--	1.4044
43009	Jackson Township	1.5627	--	--	--	--	--	--	1.5627
43010	Sidney Town	2.1028	--	--	--	--	--	--	2.1028
43011	Jefferson Township,West	1.5034	--	--	--	--	--	--	1.5034
43012	Jefferson Township,East	0.7130	--	--	--	--	--	--	0.7130
43013	Lake Township	1.0865	--	--	--	--	--	--	1.0865
43014	Silver Lake Town	2.2547	--	--	--	--	--	--	2.2547
43015	Monroe Township	1.4946	--	--	--	--	--	--	1.4946
43016	Plain Township	1.0549	--	--	--	--	--	--	1.0549
43017	Warsaw City-Plain Township	2.2392	--	--	--	--	--	--	2.2392
43018	Leesburg Town	1.5583	--	--	--	--	--	--	1.5583
43019	Prairie Township	1.0386	--	--	--	--	--	--	1.0386
43020	Scott Township	1.2328	--	--	--	--	--	--	1.2328
43021	Seward Township	1.3865	--	--	--	--	--	--	1.3865
43022	Burket Town	1.8006	--	--	--	--	--	--	1.8006
43023	Tippecanoe Township	0.7301	--	--	--	--	--	--	0.7301
43024	North Webster Town	1.3111	--	--	--	--	--	--	1.3111
43025	Turkey Creek Township	0.7455	--	--	--	--	--	--	0.7455
43026	Syracuse Town	1.5110	--	--	--	--	--	--	1.5110
43027	Van Buren Township	0.7246	--	--	--	--	--	--	0.7246
43028	Milford Town	1.4328	--	--	--	--	--	--	1.4328
43029	Washington Township	1.5893	--	--	--	--	--	--	1.5893
43030	Pierceton Town	2.1619	--	--	--	--	--	--	2.1619
43031	Wayne Township	1.3932	--	--	--	--	--	--	1.3932
43032	Warsaw City-Wayne Township	2.2353	--	--	--	--	--	--	2.2353
43033	Winona Lake Town	1.7922	--	--	--	--	--	--	1.7922
43034	Harrison Township	1.5810	--	--	--	--	--	--	1.5810
43035	Mentone Town-Harrison Township	2.4893	--	--	--	--	--	--	2.4893
43036	Mentone Town-Franklin Township	2.4895	--	--	--	--	--	--	2.4895
43038	Nappanee City-Jefferson Township	3.0306	--	--	--	--	--	--	3.0306

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Kosciusko County 2012 Circuit Breaker Cap Credits

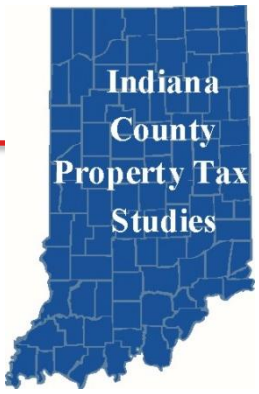
Taxing Unit Name	Circuit Breaker Credits by Property Type						
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	Circuit Breaker as % of Levy
Non-TIF Total	*347,173*	*458,209*	*1,924*	*28,393*	*835,699*	*66,641,059*	*1.3%*
TIF Total	*1,569*	*8,314*	*0*	*9*	*9,893*	*2,943,501*	*0.3%*
County Total	*348,742*	*466,523*	*1,924*	*28,402*	*845,591*	*69,584,560*	*1.2%*
Kosciusko County	30,864	38,588	123	3,328	72,903	10,126,622	0.7%
Clay Township	2	63	0	4	68	58,676	0.1%
Etna Township	1	0	0	94	95	49,006	0.2%
Franklin Township	9	62	0	4	75	57,336	0.1%
Harrison Township	28	316	0	29	373	110,193	0.3%
Jackson Township	1	40	0	70	111	62,814	0.2%
Jefferson Township	15	317	15	3	351	37,818	0.9%
Lake Township	3	173	0	16	193	46,820	0.4%
Monroe Township	0	0	0	17	17	21,225	0.1%
Plain Township	13	12	0	49	75	328,278	0.0%
Prairie Township	0	0	0	15	15	45,693	0.0%
Scott Township	0	0	0	2	2	20,935	0.0%
Seward Township	0	0	0	31	31	64,729	0.0%
Tippecanoe Township	0	0	0	74	74	379,071	0.0%
Turkey Creek Township	102	0	0	171	273	1,679,833	0.0%
Van Buren Township	0	0	0	14	14	91,740	0.0%
Washington Township	4	148	0	51	203	101,060	0.2%
Wayne Township	5,062	5,235	0	271	10,568	442,043	2.4%
Warsaw Civil City	146,303	174,511	0	6,261	327,075	10,299,294	3.2%
Nappanee Civil City	973	20,081	981	0	22,035	167,032	13.2%
Burket Civil Town	1	0	0	1	3	12,184	0.0%
Claypool Civil Town	49	1,891	0	42	1,981	82,245	2.4%
Etna Green Civil Town	6	0	0	756	762	68,927	1.1%
Leesburg Civil Town	3	0	0	117	120	74,898	0.2%
Mentone Civil Town	918	9,790	0	81	10,789	240,201	4.5%
Milford Civil Town	0	0	0	220	220	454,233	0.0%
North Webster Civil Town	0	0	0	164	164	358,185	0.0%
Pierceton Civil Town	50	2,706	0	255	3,012	212,816	1.4%
Sidney Civil Town	6	188	0	40	234	12,966	1.8%
Silver Lake Civil Town	199	9,918	0	133	10,250	263,530	3.9%
Syracuse Civil Town	693	0	0	556	1,249	1,553,210	0.1%
Winona Lake Civil Town	13,235	0	0	607	13,842	940,257	1.5%
Wa-Nee Community School Corp	635	13,103	640	121	14,500	1,249,898	1.2%
Wawasee Community School Corp	377	0	0	1,361	1,737	9,883,051	0.0%
Warsaw Community School Corp	124,893	136,616	0	7,778	269,287	16,987,288	1.6%
Tippecanoe Valley School Corp	1,096	11,532	0	1,044	13,673	3,592,558	0.4%
Whitko Community School Corp	130	5,754	0	2,154	8,038	2,782,892	0.3%
Triton School Corp	8	0	0	1,075	1,083	441,359	0.2%
Nappanee Public Library	162	3,350	164	11	3,687	137,236	2.7%
Milford Public Library	0	0	0	32	32	154,704	0.0%
Pierceton Public Library	4	182	0	33	219	52,928	0.4%
Syracuse Public Library	20	0	0	34	55	338,362	0.0%
Warsaw Community Public Library	20,937	21,648	0	1,117	43,702	1,884,889	2.3%
Bell Memorial Public Library	163	1,722	0	63	1,949	241,111	0.8%
North Webster Library	0	0	0	71	71	362,914	0.0%
Kosciusko County Solid Waste Mgmt Dist	207	259	1	22	490	67,999	0.7%
Turkey Creek Twp Fire Territory	0	0	0	0	0	0	
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 TIF (Clay)	0	0	0	0	0	245,992	0.0%
TIF - Claypool TIF #1	0	0	0	0	0	13,218	0.0%
TIF - Claypool TIF #2	0	391	0	0	391	14,367	2.7%
TIF - Leesburg TIF (Plain)	0	0	0	0	0	12,105	0.0%
TIF - Warsaw North TIF (Warsaw Plain)	1,318	6,580	0	0	7,897	1,717,536	0.5%
TIF - Syracuse TIF	0	0	0	0	0	1,056	0.0%
TIF - Kosc Co TIF (Vanburen)	0	0	0	0	0	43,448	0.0%
TIF - Milford TIF	0	0	0	3	3	100,938	0.0%
TIF - Pierceton TIF	0	889	0	6	895	372,131	0.2%
TIF - Warsaw Central TIF (Warsaw)	0	455	0	0	455	299,662	0.2%
TIF - Winona Interurban TIF (Warsaw)	0	0	0	0	0	6,650	0.0%
TIF - Winona Lake TIF	252	0	0	0	252	116,395	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.

2012 LaGrange County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in LaGrange County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In LaGrange County the average tax bill for all taxpayers increased 3.8%. This tax bill rise was mainly the result of the 4.1% increase in the tax levy of all local government units. Certified net assessed value rose by 1.5%. Agricultural net assessments increased; other assessment categories saw little change. Levy growth exceeded the net assessed value increase, so the average tax rate rose. Tax rates increased in all taxing districts. Circuit breaker credits as a percent of the levy increased slightly in LaGrange County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	3.8%	$24,437,800	$1,899,705,823	1.1%
Change		4.1%	1.5%	0.2%
2011	3.2%	$23,468,727	$1,871,278,507	0.9%

Homestead Property Taxes

Homestead property taxes increased 2.7% on average in LaGrange County in 2012. Tax rates in all LaGrange County tax districts decreased, and the county average tax rate rose 2.6%. The percentage of LaGrange County homesteads at their tax caps was almost unchanged,1.5% in 2011 and 1.4% in 2012. LaGrange County's local homestead credit rate was nearly unchanged as well.

Comparable Homestead Property Tax Changes in LaGrange County

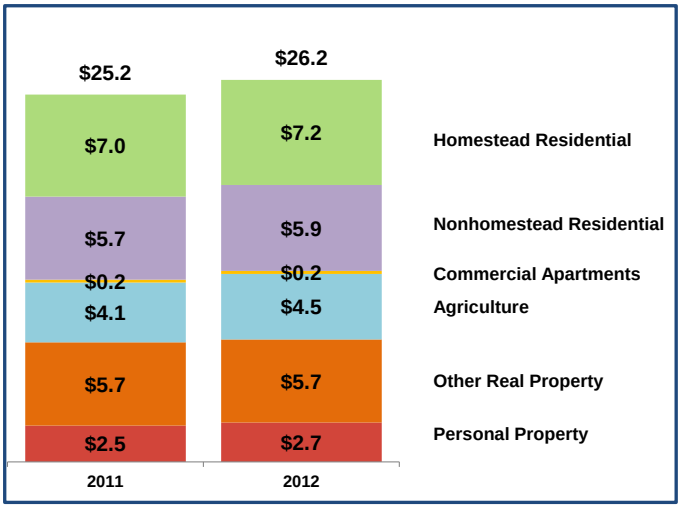
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	6,337	71.6%
No Change	91	1.0%
Lower Tax Bill	2,426	27.4%
Average Change in Tax Bill	**2.7%**	
Detailed Change in Tax Bill		
20% or More	234	2.6%
10% to 19%	146	1.6%
1% to 9%	5,957	67.3%
0%	91	1.0%
-1% to -9%	1,994	22.5%
-10% to -19%	307	3.5%
-20% or More	125	1.4%
Total	**8,854**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

LaGrange County's net property taxes were spread among business owners (other real and personal property), homeowners, nonhomestead residential property owners (mainly small rentals and second homes), and agricultural property owners. Net tax bills for all taxpayers increased 3.8% in LaGrange County in 2012. Net taxes were higher for homesteads, agriculture, nonhomestead residential, and business personal property. Taxes were nearly unchanged for commercial apartments and business real property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in all LaGrange County tax districts. The average tax rate rose by 2.6%, because the levy increase exceeded the increase in net assessed value.

Levies in LaGrange County increased by 4.1%. The largest levy increase was in the county unit, due to an increase in the jail lease rental fund levy. Westview School Corporation experienced decreases in its bus replacement, capital projects, and debt service funds.

LaGrange County's total net assessed value increased 1.6% in 2012. Agricultural net assessments rose 7.7%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments were almost unchanged, increasing 0.3%. This sluggish increase may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$1,407,424,955	$1,411,970,172	0.3%	$659,931,986	$662,889,005	0.4%
Other Residential	503,974,600	507,537,200	0.7%	502,222,812	505,797,092	0.7%
Ag Business/Land	357,209,507	385,330,408	7.9%	356,763,047	384,395,280	7.7%
Business Real/Personal	547,041,829	549,118,250	0.4%	470,739,348	468,801,071	-0.4%
Total	**$2,815,650,891**	**$2,853,956,030**	**1.4%**	**$1,989,657,193**	**$2,021,882,448**	**1.6%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in LaGrange County were $297,388, or 1.1% of the levy. This was much less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and LaGrange County's tax rates were much less than the state median.

More than two-thirds of the total tax cap credits were in the 2% nonhomestead/farmland category. The largest percentage losses were in the town of Topeka, where district tax rates were above $3 per $100 assessed value and in the town of LaGrange where the tax rates are above $2. The largest dollar losses were in the towns of Topeka and LaGrange.

Tax Cap Credits by Category

Tax cap credits increased in LaGrange County in 2012 by $69,687, or 30.6%. The percentage of the levy lost to credits rose by 0.2%. There were no major changes in state policy to affect tax cap credits in 2012. LaGrange County credits increased mainly because district tax rates increased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$27,892	$29,018	$1,126	4.0%
2%	188,535	214,943	26,408	14.0%
3%	0	42,453	42,453	--
Elderly	11,274	10,974	-301	-2.7%
Total	$227,701	$297,388	$69,687	30.6%
% of Levy	0.9%	1.1%		0.2%

LaGrange County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*37,055,992*	*23,103,330*	*23,138,574*	*23,468,727*	*24,437,800*	*-37.7%*	*0.2%*	*1.4%*	*4.1%*
State Unit	52,592	0	0	0	0	-100.0%			
LaGrange County	7,031,965	5,123,430	5,010,886	5,140,402	6,464,700	-27.1%	-2.2%	2.6%	25.8%
Bloomfield Township	98,141	94,549	97,750	98,943	94,093	-3.7%	3.4%	1.2%	-4.9%
Clay Township	81,251	77,148	79,015	80,440	81,295	-5.0%	2.4%	1.8%	1.1%
Clearspring Township	57,140	53,363	54,008	53,993	54,122	-6.6%	1.2%	0.0%	0.2%
Eden Township	65,375	60,308	61,930	62,396	62,668	-7.8%	2.7%	0.8%	0.4%
Greenfield Township	26,976	27,848	28,802	28,878	28,614	3.2%	3.4%	0.3%	-0.9%
Johnson Township	111,991	112,695	115,125	117,452	119,668	0.6%	2.2%	2.0%	1.9%
Lima Township	73,481	73,952	73,150	73,266	74,019	0.6%	-1.1%	0.2%	1.0%
Milford Township	57,482	59,257	61,322	61,256	63,561	3.1%	3.5%	-0.1%	3.8%
Newbury Township	129,689	127,051	126,658	85,619	86,687	-2.0%	-0.3%	-32.4%	1.2%
Springfield Township	19,859	20,717	21,425	21,433	22,220	4.3%	3.4%	0.0%	3.7%
Van Buren Township	47,316	44,515	45,733	45,150	45,379	-5.9%	2.7%	-1.3%	0.5%
LaGrange Civil Town	958,209	988,172	1,026,828	1,052,544	1,086,390	3.1%	3.9%	2.5%	3.2%
Shipshewana Civil Town	690,318	705,285	732,884	756,434	779,771	2.2%	3.9%	3.2%	3.1%
Topeka Civil Town	672,291	751,411	744,983	800,051	830,792	11.8%	-0.9%	7.4%	3.8%
Wolcottville Civil Town	117,961	127,225	133,486	139,865	141,041	7.9%	4.9%	4.8%	0.8%
Prairie Heights Community School Corp	3,574,761	1,833,057	1,738,027	1,608,915	1,546,154	-48.7%	-5.2%	-7.4%	-3.9%
Westview School Corp	12,749,850	7,250,174	6,888,774	7,107,704	6,778,435	-43.1%	-5.0%	3.2%	-4.6%
Lakeland School Corp	9,675,005	4,807,885	4,673,143	4,934,497	4,746,498	-50.3%	-2.8%	5.6%	-3.8%
LaGrange County Public Library	495,240	518,828	1,225,725	982,421	1,105,628	4.8%	136.2%	-19.8%	12.5%
Northeast Indiana Solid Waste Mgmt Dist	177,497	186,931	198,920	217,068	226,065	5.3%	6.4%	9.1%	4.1%
LaGrange Town Redevelopment Comm	26,380	0	0	0	0	-100.0%			
Shipshewana Redevelopment Commission	57,244	59,529	0	0	0	4.0%	-100.0%		
LaGrange County Redevelopment Comm	7,978	0	0	0	0	-100.0%			
Topeka Redevelopment Commission	0	0	0	0	0				

LaGrange County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
44001	Bloomfield Township	1.0876	--	--	8.5730%	--	--	--	0.9944
44002	LaGrange Town	2.3523	--	--	8.5730%	--	--	--	2.1506
44003	Clay Township-West	1.2738	--	--	8.5730%	--	--	--	1.1646
44004	Clay Township-East	1.0935	--	--	8.5730%	--	--	--	0.9998
44005	Clearspring Township	1.2415	--	--	8.5730%	--	--	--	1.1351
44006	Topeka Town-Clearspring Township	3.0909	--	--	8.5730%	--	--	--	2.8259
44007	Eden Township	1.2450	--	--	8.5730%	--	--	--	1.1383
44008	Topeka Town-Eden Township	3.0862	--	--	8.5730%	--	--	--	2.8216
44009	Greenfield Township	1.0677	--	--	8.5730%	--	--	--	0.9762
44010	Johnson Township	1.0653	--	--	8.5730%	--	--	--	0.9740
44011	Wolcottville Town	2.2554	--	--	8.5730%	--	--	--	2.0620
44012	Lima Township	1.0892	--	--	8.5730%	--	--	--	0.9958
44013	Milford Township	0.9871	--	--	8.5730%	--	--	--	0.9025
44014	Newbury Township	1.2462	--	--	8.5730%	--	--	--	1.1394
44015	Shipshewana Town	2.3726	--	--	8.5730%	--	--	--	2.1692
44016	Springfield Township	1.0108	--	--	8.5730%	--	--	--	0.9241
44017	Van Buren Township	1.2412	--	--	8.5730%	--	--	--	1.1348
44018	LaGrange-Clay	2.3442	--	--	8.5730%	--	--	--	2.1432
44019	Twp Topeka-Eden Farm	1.2144	--	--	8.5730%	--	--	--	1.1103

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

LaGrange County 2012 Circuit Breaker Cap Credits

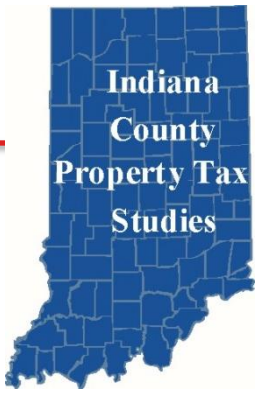
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*27,084*	*181,083*	*19,217*	*10,974*	*238,358*	*24,437,800*	*1.0%*
TIF Total	*1,934*	*33,860*	*23,236*	*0*	*59,030*	*2,450,356*	*2.4%*
County Total	*29,018*	*214,943*	*42,453*	*10,974*	*297,388*	*26,888,156*	*1.1%*
LaGrange County	3,445	24,451	2,118	2,583	32,597	6,464,700	0.5%
Bloomfield Township	43	1,327	0	85	1,455	94,093	1.5%
Clay Township	6	21	0	18	45	81,295	0.1%
Clearspring Township	41	141	18	9	209	54,122	0.4%
Eden Township	17	23	29	5	75	62,668	0.1%
Greenfield Township	0	0	0	4	4	28,614	0.0%
Johnson Township	2	45	0	53	100	119,668	0.1%
Lima Township	0	0	0	70	70	74,019	0.1%
Milford Township	0	0	0	23	23	63,561	0.0%
Newbury Township	32	117	0	15	165	86,687	0.2%
Springfield Township	0	0	0	10	10	22,220	0.0%
Van Buren Township	2	0	0	11	13	45,379	0.0%
LaGrange Civil Town	1,555	48,873	0	1,885	52,313	1,086,390	4.8%
Shipshewana Civil Town	3,559	15,717	0	508	19,784	779,771	2.5%
Topeka Civil Town	9,661	30,881	11,651	222	52,414	830,792	6.3%
Wolcottville Civil Town	180	4,664	0	35	4,879	141,041	3.5%
Prairie Heights Community School Corp	0	0	0	578	578	1,546,154	0.0%
Westview School Corp	6,994	24,007	4,965	1,284	37,250	6,778,435	0.5%
Lakeland School Corp	837	25,781	0	3,044	29,661	4,746,498	0.6%
LaGrange County Public Library	589	4,182	362	442	5,575	1,105,628	0.5%
Northeast Indiana Solid Waste Mgmt Dist	120	855	74	90	1,140	226,065	0.5%
LaGrange Town Redevelopment Commission	0	0	0	0	0	0	
Shipshewana Redevelopment Commission	0	0	0	0	0	0	
LaGrange County Redevelopment Commission	0	0	0	0	0	0	
Topeka Redevelopment Commission	0	0	0	0	0	0	
TIF - Bloomfield Township	0	0	0	0	0	48,629	0.0%
TIF - LaGrange Town	0	130	0	0	130	205,179	0.1%
TIF - Clay East Township	0	0	0	0	0	4,173	0.0%
TIF - Eden Township	0	0	0	0	0	0	
TIF - Topeka Eden Corp	1,809	30,166	23,236	0	55,211	1,207,428	4.6%
TIF - Lima Township	0	0	0	0	0	227,203	0.0%
TIF - Milford Township	0	0	0	0	0	2,866	0.0%
TIF - Newbury Township	0	0	0	0	0	105,726	0.0%
TIF - Shipshewana Town	125	3,565	0	0	3,690	649,152	0.6%
TIF - Twp 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.

2012 Lake County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Lake County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Lake County the average tax bill for all taxpayers decreased by 1.9%. Levies increased by 2.4%. Lake County's certified net assessed value increased by 2.3%, mostly due to increases in homestead and nonhomestead residential assessments. Decreases in business net assessments may have been a legacy of the recession. Similar increases in levies and net assessed value left the Lake County average tax rate almost unchanged, so tax cap credits as a percent of the levy were almost unchanged as well.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-1.9%	$697,391,613	$20,469,341,196	16.7%
Change		2.4%	2.3%	0.0%
2011	-0.9%	$681,309,511	$20,003,793,994	16.7%

Homestead Property Taxes

Homestead property taxes decreased 0.4% on average in Lake County in 2012. Tax rates increased in about half of Lake County tax districts and decreased in half. The average tax rate was almost unchanged. The percentage of Lake County homesteads at their tax caps rose from 25.3% in 2011 to 25.7% in 2012. Tax cap credits in the 1% homestead category increased by 22.2%.

Net Tax Bill Changes - All Property Types

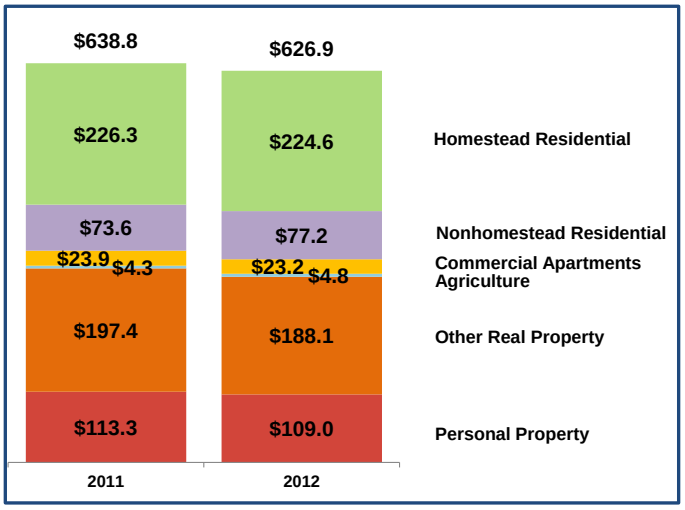
Most of Lake County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers decreased 1.9% in Lake County in 2012. Net taxes were lower for homesteads, commercial apartments, and other real and personal property. Net taxes were higher for agriculture and nonhomestead residential property.

Comparable Homestead Property Tax Changes in Lake County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	62,093	46.5%
No Change	5,410	4.0%
Lower Tax Bill	66,157	49.5%
Average Change in Tax Bill	-0.4%	
Detailed Change in Tax Bill		
20% or More	13,617	10.2%
10% to 19%	13,278	9.9%
1% to 9%	35,198	26.3%
0%	5,410	4.0%
-1% to -9%	37,244	27.9%
-10% to -19%	17,483	13.1%
-20% or More	11,430	8.6%
Total	**133,660**	**100.0%**

Note: Percentages may not total due to rounding.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in just more than half of Lake County tax districts. The average tax rate was unchanged, because a small levy increase was offset by a similar increase in net assessed value.

Levies in Lake County increased by 2.4%. The largest levy increase was in the city of Gary, due to an increase in the general fund. Crown Point Schools also had large increases in its referendum operating and exempt debt levies. The city of Hammond had large decreases in the general fund, park and recreation fund, and exempt debt fund.

Lake County's total net assessed value increased 0.5% in 2012. Agricultural net assessments rose 6.4%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Agricultural assessments are a small share of Lake County's net assessed value, however. Most of the increase in Lake County net assessments came in the homestead and other residential categories. The decline in gross homestead and business real and personal assessments may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$20,422,728,160	$20,393,067,653	-0.1%	$9,076,893,609	$9,168,686,552	1.0%
Other Residential	3,386,313,440	3,441,037,050	1.6%	3,300,634,197	3,347,165,450	1.4%
Ag Business/Land	227,252,600	241,499,300	6.3%	226,165,690	240,669,740	6.4%
Business Real/Personal	11,069,360,340	10,966,843,521	-0.9%	9,221,796,537	9,169,982,575	-0.6%
Total	**$35,105,654,540**	**$35,042,447,524**	**-0.2%**	**$21,825,490,033**	**$21,926,504,317**	**0.5%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Lake County were almost $120 million, or 15.9% of the levy. This was much more than the state average percentage of the levy of 9.2% and the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Lake County's tax rates were among the highest in the state.

More than half of the total tax cap credits were in the 3% business real and personal category; most of the rest were in the 2% nonhomestead/farmland category. The largest percentage losses were in the city of Gary, Gary Community Schools, the Gary Library District, and Gary Storm Water Management, where district tax rates were above $6 per $100 assessed value. The largest dollar losses were in the cities of Gary and East Chicago, Gary Community Schools, and the county unit.

Tax Cap Credits by Category

Tax cap credits rose slightly in Lake County in 2012 by $82,056, or 0.1%. The percentage of the levy lost to credits fell by 0.2%. There were no major changes in state policy to affect tax cap credits in 2012. Lake County credits changed so little mainly because the county's average tax rate was nearly unchanged.

Tax Cap Category	2011	2012	Difference	% Change
1%	$11,812,187	$14,435,839	$2,623,653	22.2%
2%	39,168,211	39,851,337	683,127	1.7%
3%	68,712,945	65,440,503	-3,272,443	-4.8%
Elderly	184,282	232,002	47,720	25.9%
Total	$119,877,625	$119,959,681	$82,056	0.1%
% of Levy	16.1%	15.9%		-0.2%

Lake County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*1,003,872,093*	*695,103,755*	*691,154,324*	*681,309,511*	*697,391,613*	*-30.8%*	*-0.6%*	*-1.4%*	*2.4%*
State Unit	590,187	0	0	0	0	-100.0%			
Lake County	233,451,618	118,561,961	125,984,528	120,376,002	119,539,227	-49.2%	6.3%	-4.5%	-0.7%
Calumet Township	15,150,036	15,159,188	15,160,187	15,125,131	10,999,076	0.1%	0.0%	-0.2%	-27.3%
Cedar Creek Township	745,390	729,248	722,508	650,163	651,125	-2.2%	-0.9%	-10.0%	0.1%
Center Township	624,936	616,064	615,136	609,105	597,415	-1.4%	-0.2%	-1.0%	-1.9%
Eagle Creek Township	147,092	146,520	147,058	147,114	147,516	-0.4%	0.4%	0.0%	0.3%
Hanover Township	396,511	385,608	385,187	379,052	375,925	-2.7%	-0.1%	-1.6%	-0.8%
Hobart Township	600,793	554,958	577,425	575,595	576,511	-7.6%	4.0%	-0.3%	0.2%
North Township	4,936,000	4,871,256	4,903,058	4,846,248	4,904,468	-1.3%	0.7%	-1.2%	1.2%
Ross Township	1,092,425	1,091,342	1,090,556	1,064,299	1,083,339	-0.1%	-0.1%	-2.4%	1.8%
St. John Township	727,480	708,837	705,505	674,991	699,250	-2.6%	-0.5%	-4.3%	3.6%
West Creek Township	307,033	303,118	303,486	302,383	302,919	-1.3%	0.1%	-0.4%	0.2%
Winfield Township	358,882	350,064	350,120	346,406	345,298	-2.5%	0.0%	-1.1%	-0.3%
Gary Civil City	69,568,211	63,064,081	60,825,617	58,703,598	68,306,925	-9.3%	-3.5%	-3.5%	16.4%
Hammond Civil City	44,997,868	39,830,971	40,466,915	40,103,549	32,322,716	-11.5%	1.6%	-0.9%	-19.4%
East Chicago Civil City	47,156,653	37,078,926	37,787,621	38,205,989	37,891,854	-21.4%	1.9%	1.1%	-0.8%
Hobart Civil City	15,632,991	15,446,724	14,765,183	14,325,908	15,494,280	-1.2%	-4.4%	-3.0%	8.2%
Crown Point Civil City	9,775,189	9,519,880	9,590,680	10,252,878	10,246,632	-2.6%	0.7%	6.9%	-0.1%
Whiting Civil City	6,989,729	6,386,270	6,379,229	6,356,386	6,383,533	-8.6%	-0.1%	-0.4%	0.4%
Lake Station Civil City	4,133,314	4,613,928	4,807,098	5,001,466	5,003,351	11.6%	4.2%	4.0%	0.0%
Cedar Lake Civil Town	2,584,470	2,506,210	2,647,591	2,503,869	3,722,567	-3.0%	5.6%	-5.4%	48.7%
Griffith Civil Town	6,168,696	5,860,095	5,966,522	6,270,506	6,193,839	-5.0%	1.8%	5.1%	-1.2%
Highland Civil Town	7,936,034	7,610,699	7,400,810	7,902,064	8,968,103	-4.1%	-2.8%	6.8%	13.5%
Munster Civil Town	12,579,848	10,657,098	11,367,239	12,050,857	12,481,209	-15.3%	6.7%	6.0%	3.6%
Merrillville Civil Town	8,210,115	8,020,569	9,148,574	8,180,594	10,053,147	-2.3%	14.1%	-10.6%	22.9%
Dyer Civil Town	6,650,935	5,407,419	6,048,266	6,048,101	4,954,588	-18.7%	11.9%	0.0%	-18.1%
Lowell Civil Town	2,753,527	2,714,237	2,813,245	2,804,746	2,935,125	-1.4%	3.6%	-0.3%	4.6%
New Chicago Civil Town	307,467	307,355	307,412	306,714	307,511	0.0%	0.0%	-0.2%	0.3%
St. John Civil Town	4,617,174	4,988,978	4,946,226	5,037,580	5,094,500	8.1%	-0.9%	1.8%	1.1%
Schererville Civil Town	9,374,007	9,713,884	9,593,919	9,859,395	9,610,045	3.6%	-1.2%	2.8%	-2.5%
Schneider Civil Town	126,538	126,530	126,535	123,575	126,612	0.0%	0.0%	-2.3%	2.5%
Winfield Civil Town	552,378	854,956	625,158	759,411	1,169,214	54.8%	-26.9%	21.5%	54.0%
Hanover Community School Corp	9,659,388	6,439,010	5,806,928	5,054,954	9,053,529	-33.3%	-9.8%	-12.9%	79.1%
River Forest Community School Corp	5,387,254	2,805,305	2,991,098	2,979,424	2,818,480	-47.9%	6.6%	-0.4%	-5.4%
Merrillville School Corp	50,590,874	34,649,877	30,416,506	32,549,193	31,677,836	-31.5%	-12.2%	7.0%	-2.7%
Lake Central School Corp	54,335,336	21,125,319	18,902,620	22,901,469	20,852,245	-61.1%	-10.5%	21.2%	-8.9%
Tri Creek School Corp	16,326,315	11,743,243	12,094,048	12,409,329	10,747,523	-28.1%	3.0%	2.6%	-13.4%
Lake Ridge School Corp	8,450,627	5,737,557	5,572,783	5,938,103	6,147,066	-32.1%	-2.9%	6.6%	3.5%
Crown Point Community School Corp	40,963,930	22,800,251	22,037,056	22,318,084	29,207,842	-44.3%	-3.3%	1.3%	30.9%
East Chicago City School Corp	37,418,234	24,303,942	21,498,176	21,585,388	23,838,049	-35.0%	-11.5%	0.4%	10.4%
Lake Station School Corp	3,062,960	2,246,229	1,910,437	2,233,405	2,421,673	-26.7%	-14.9%	16.9%	8.4%
Gary Community School Corp	51,708,663	28,527,702	26,982,360	25,499,337	28,978,453	-44.8%	-5.4%	-5.5%	13.6%
Griffith Public School Corp	11,332,812	8,398,518	7,164,805	6,644,094	7,238,635	-25.9%	-14.7%	-7.3%	8.9%
Hammond City School Corp	51,834,514	36,229,753	37,099,987	35,103,865	31,748,801	-30.1%	2.4%	-5.4%	-9.6%
Highland Town School Corp	16,094,285	7,271,197	7,884,257	7,758,260	8,631,440	-54.8%	8.4%	-1.6%	11.3%
School City of Hobart School Corp	14,276,777	9,290,843	8,768,461	9,674,804	9,809,960	-34.9%	-5.6%	10.3%	1.4%
Munster Community School Corp	25,437,512	13,986,217	15,117,160	14,611,320	17,573,907	-45.0%	8.1%	-3.3%	20.3%
Whiting City School Corp	5,378,988	2,456,148	2,478,185	2,078,939	2,447,580	-54.3%	0.9%	-16.1%	17.7%
East Chicago Public Library	5,095,271	5,095,594	5,095,282	5,081,591	5,100,077	0.0%	0.0%	-0.3%	0.4%
Gary Public Library	7,057,589	6,619,243	6,590,783	6,570,998	6,569,637	-6.2%	-0.4%	-0.3%	0.0%
Hammond Public Library	4,880,858	4,757,053	4,827,144	4,813,054	4,824,351	-2.5%	1.5%	-0.3%	0.2%
Lowell Public Library	1,068,546	1,063,294	1,033,750	1,011,363	911,219	-0.5%	-2.8%	-2.2%	-9.9%
Whiting Public Library	989,250	1,024,633	1,024,663	1,021,555	1,023,847	3.6%	0.0%	-0.3%	0.2%
Lake County Public Library	10,482,988	11,861,443	11,792,304	11,958,806	11,672,809	13.1%	-0.6%	1.4%	-2.4%
Crown Point Community Public Library	1,319,724	1,320,331	1,319,216	2,204,841	2,540,958	0.0%	-0.1%	67.1%	15.2%
East Chicago Sanitary	13,905,314	11,753,079	9,052,324	9,016,043	10,827,915	-15.5%	-23.0%	-0.4%	20.1%
Gary Sanitary	9,855,202	9,497,343	9,851,857	5,295,279	1,999,739	-3.6%	3.7%	-46.3%	-62.2%
Hammond Sanitary	8,457,675	7,867,078	8,329,947	8,305,764	7,752,543	-7.0%	5.9%	-0.3%	-6.7%
Highland Sanitary	752,770	806,590	1,281,521	1,280,800	1,841,333	7.1%	58.9%	-0.1%	43.8%
Whiting Sanitary	2,893,355	2,794,390	2,887,028	2,408,486	2,421,727	-3.4%	3.3%	-16.6%	0.5%

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
Gary Airport	1,669,523	1,657,731	1,642,953	1,630,313	1,625,942	-0.7%	-0.9%	-0.8%	-0.3%
Gary Redevelopment	272,283	238,115	254,572	228,491	254,325	-12.5%	6.9%	-10.2%	11.3%
Hammond Redevelopment	457,580	457,801	457,884	455,767	457,407	0.0%	0.0%	-0.5%	0.4%
Gary Public Transportation	4,079,462	3,889,205	4,013,254	2,863,339	3,677,931	-4.7%	3.2%	-28.7%	28.4%
Highland Water District	0	0	0	0	509,129				
Schererville Waterworks	0	0	0	0	0				
Winfield Waterworks	26,665	29,448	28,932	27,410	27,438	10.4%	-1.8%	-5.3%	0.1%
St. John Sanitary	389,188	416,076	397,576	397,257	262,864	6.9%	-4.4%	-0.1%	-33.8%
Lake Ridge Fire Protection	462,854	458,853	453,164	449,449	451,546	-0.9%	-1.2%	-0.8%	0.5%
St. John Water District	215,695	215,579	215,667	214,684	215,493	-0.1%	0.0%	-0.5%	0.4%
Town of Dyer Sanitary District	767,203	736,252	815,487	793,888	787,917	-4.0%	10.8%	-2.6%	-0.8%
Lake County Solid Waste Mgmt Dist	4,718,500	4,719,897	4,711,766	4,680,888	4,707,948	0.0%	-0.2%	-0.7%	0.6%
Gary Storm Water Management	1,096,296	938,852	1,018,288	1,014,828	1,017,300	-14.4%	8.5%	-0.3%	0.2%
Lake Station Sanitary District	0	0	0	0	877,846				
Dyer Water Works	329,276	315,878	370,750	350,974	351,533	-4.1%	17.4%	-5.3%	0.2%
Cedar Lake Town Redevelopment Comm	0	0	0	0	0				
Hammond Redevelopment Comm	0	0	0	0	0				
Hobart Redevelopment Comm	17,275	0	0	0	0	-100.0%			
Dyer Redevelopment Comm	393,780	0	0	0	0	-100.0%			
Merrillville Redevelopment Comm	0	0	0	0	0				
Lake County Redevelopment Comm	0	0	0	0	0				
Schererville Redevelopment Comm	342,212	0	0	0	0	-100.0%			
Whiting Redevelopment Comm	0	0	0	0	0				
Town of St John Redevelopment Comm	0	0	0	0	0				
Crown Point Redevelopment Comm	0	0	0	0	0				
Gary Redevelopment Comm	373,763	371,912	404,751	0	0	-0.5%	8.8%	-100.0%	

Lake County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
45001	Calumet Township	3.7105	--	--	--	--	--	--	3.7105
45002	Calumet Township Gary Sanitary	3.7990	--	--	--	--	--	--	3.7990
45003	Gary Corp Calumet Twp Lake Ridge School	6.9615	--	--	--	--	--	--	6.9615
45004	Gary Corp Calumet Twp Gary School	6.2398	--	--	--	--	--	--	6.2398
45005	Lake Station Corp Calumet Twp	4.9964	--	--	--	--	--	--	4.9964
45006	Griffith Corp Calumet Twp	3.7795	--	--	--	--	--	--	3.7795
45007	Cedar Creek Township	1.8570	--	--	--	--	--	--	1.8570
45008	Lowell Corp Cedar Creek Twp	2.6306	--	--	--	--	--	--	2.6306
45012	Eagle Creek Township	1.8173	--	--	--	--	--	--	1.8173
45013	Hanover Township	2.3738	--	--	--	--	--	--	2.3738
45014	Cedar Lake Corp Hanover Twp	3.1250	--	--	--	--	--	--	3.1250
45015	Saint John Corp Hanover Twp	2.8769	--	--	--	--	--	--	2.8769
45016	Hobart Township	2.5502	--	--	--	--	--	--	2.5502
45017	Gary Corp Hobart Twp River Forest School	6.0741	--	--	--	--	--	--	6.0741
45018	Hobart Corp Hobart Twp Hobart City School	3.3327	--	--	--	--	--	--	3.3327
45019	Hobart Corp Hobart Hobart City School Gary Sanitary	3.4212	--	--	--	--	--	--	3.4212
45020	Lake Station Corp Hobart Twp River Forest School	5.0801	--	--	--	--	--	--	5.0801
45021	Lake Station Corp Hobart Twp Lake Station School	4.6638	--	--	--	--	--	--	4.6638
45022	New Chicago Corp (Hobart)	3.4321	--	--	--	--	--	--	3.4321
45023	Hammond Corp (North)	4.1136	--	--	--	--	--	--	4.1136
45024	East Chicago Corp (North)	6.6519	--	--	--	--	--	--	6.6519
45025	Whiting Corp (North)	3.5342	--	--	--	--	--	--	3.5342
45026	Highland Corp (North)	2.7205	--	--	--	--	--	--	2.7205
45027	Munster Corp (North)	3.0541	--	--	--	--	--	--	3.0541
45028	Ross Township	2.0656	--	--	--	--	--	--	2.0656
45029	Crown Point Corp Ross Twp	2.6741	--	--	--	--	--	--	2.6741
45030	Merrillville Corp Ross Twp	2.5049	--	--	--	--	--	--	2.5049
45031	Merrillville Corp Ross Twp Gary Sanitary	2.5934	--	--	--	--	--	--	2.5934
45032	Saint John Township	1.3585	--	--	--	--	--	--	1.3585
45033	Griffith Corp Saint John Twp	2.4761	--	--	--	--	--	--	2.4761
45034	Dyer Corp (Saint John)	2.0351	--	--	--	--	--	--	2.0351
45035	Saint John Corp Saint John Twp	1.8809	--	--	--	--	--	--	1.8809
45036	Schererville Corp (Saint John)	1.8268	--	--	--	--	--	--	1.8268
45037	West Creek Township	1.8031	--	--	--	--	--	--	1.8031
45038	Lowell Corp West Creek Twp	2.6069	--	--	--	--	--	--	2.6069
45039	Schneider Corp (West Creek)	3.3356	--	--	--	--	--	--	3.3356
45041	Center Township	2.1750	--	--	--	--	--	--	2.1750
45042	Crown Point Corp Center Twp	2.8144	--	--	--	--	--	--	2.8144
45043	Cedar Lake Corp Center Twp	2.9202	--	--	--	--	--	--	2.9202
45044	Winfield Township	2.1797	--	--	--	--	--	--	2.1797
45045	Hobart Corp Hobart Twp River Forest School	3.6740	--	--	--	--	--	--	3.6740
45046	Hobart Corp Ross Twp	3.0569	--	--	--	--	--	--	3.0569
45047	Winfield Corp (Winfield)	2.4461	--	--	--	--	--	--	2.4461
45054	Winfield Corp Winfield Water District	2.5122	--	--	--	--	--	--	2.5122
45055	Saint John Twp Saint John Water	1.4100	--	--	--	--	--	--	1.4100
45056	Crown Point - St. John Twp.	2.0232	--	--	--	--	--	--	2.0232
45057	Cedar Lake - West Creek Twp.	2.6205	--	--	--	--	--	--	2.6205
45058	Cedar Lake - Cedar Creek Twp.	2.6442	--	--	--	--	--	--	2.6442
45059	St. John - Center Twp.	2.7234	--	--	--	--	--	--	2.7234

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Lake County 2012 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	*14,110,750*	*36,499,047*	*58,491,635*	*224,177*	*109,325,609*	*697,391,613*	*15.7%*
TIF Total	*325,089*	*3,352,290*	*6,948,868*	*7,825*	*10,634,072*	*58,494,699*	*18.2%*
County Total	*14,435,839*	*39,851,337*	*65,440,503*	*232,002*	*119,959,681*	*755,886,312*	*15.9%*
Lake County	2,120,289	4,313,612	5,905,036	36,643	12,375,581	119,539,227	10.4%
Calumet Township	586,643	1,598,619	2,222,975	5,127	4,413,363	10,999,076	40.1%
Cedar Creek Township	758	0	0	176	934	651,125	0.1%
Center Township	579	0	0	190	769	597,415	0.1%
Eagle Creek Township	0	0	0	0	0	147,516	0.0%
Hanover Township	7,092	2,289	0	130	9,511	375,925	2.5%
Hobart Township	17,281	28,763	8,988	292	55,324	576,511	9.6%
North Township	134,373	240,572	377,552	1,732	754,229	4,904,468	15.4%
Ross Township	1,695	1,327	0	167	3,189	1,083,339	0.3%
St. John Township	121	1	0	43	164	699,250	0.0%
West Creek Township	196	352	0	44	592	302,919	0.2%
Winfield Township	13	0	0	175	188	345,298	0.1%
Gary Civil City	4,034,061	11,936,182	17,698,865	25,228	33,694,335	68,306,925	49.3%
Hammond Civil City	462,521	2,698,579	429,989	13,174	3,604,263	32,322,716	11.2%
East Chicago Civil City	365,092	2,587,710	11,631,070	2,743	14,586,615	37,891,854	38.5%
Hobart Civil City	225,747	215,509	0	4,923	446,179	15,494,280	2.9%
Crown Point Civil City	45,420	0	0	4,179	49,599	10,246,632	0.5%
Whiting Civil City	83,161	188,115	530,754	294	802,325	6,383,533	12.6%
Lake Station Civil City	217,314	638,084	317,014	2,538	1,174,950	5,003,351	23.5%
Cedar Lake Civil Town	71,810	41,340	0	3,100	116,250	3,722,567	3.1%
Griffith Civil Town	196,233	197,953	0	4,494	398,681	6,193,839	6.4%
Highland Civil Town	83,913	51,687	0	6,903	142,503	8,968,103	1.6%
Munster Civil Town	819,783	99,629	0	3,977	923,389	12,481,209	7.4%
Merrillville Civil Town	1,405	0	0	1,750	3,154	10,053,147	0.0%
Dyer Civil Town	2,986	0	0	51	3,036	4,954,588	0.1%
Lowell Civil Town	9,508	0	0	1,779	11,286	2,935,125	0.4%
New Chicago Civil Town	1,409	18,414	0	142	19,966	307,511	6.5%
St. John Civil Town	35,809	217	0	446	36,473	5,094,500	0.7%
Schererville Civil Town	389	0	0	798	1,187	9,610,045	0.0%
Schneider Civil Town	437	8,984	0	23	9,444	126,612	7.5%
Winfield Civil Town	0	0	0	539	539	1,169,214	0.0%
Winfield Civil City	0	0	0	0	0	0	
Hanover Community School Corp	138,653	45,349	0	4,488	188,490	9,053,529	2.1%
River Forest Community School Corp	26,341	118,582	23,666	917	169,506	2,818,480	6.0%
Merrillville School Corp	16,258	12,724	0	4,898	33,880	31,677,836	0.1%
Lake Central School Corp	3,712	17	0	1,409	5,138	20,852,245	0.0%
Tri Creek School Corp	4,914	2,366	0	2,576	9,857	10,747,523	0.1%
Lake Ridge School Corp	20,537	131,982	270,148	5,036	427,704	6,147,066	7.0%
Crown Point Community School Corp	11,916	0	0	12,939	24,855	29,207,842	0.1%
East Chicago City School Corp	102,722	728,075	3,272,502	1,726	4,105,025	23,838,049	17.2%
Lake Station School Corp	71,894	155,956	111,053	1,373	340,276	2,421,673	14.1%
Gary Community School Corp	1,556,023	4,565,337	6,576,288	10,339	12,707,987	28,978,453	43.9%
Griffith Public School Corp	120,972	122,149	0	5,371	248,492	7,238,635	3.4%
Hammond City School Corp	216,078	1,260,706	200,879	12,940	1,690,603	31,748,801	5.3%
Highland Town School Corp	47,884	29,494	0	6,644	84,023	8,631,440	1.0%
School City Of Hobart School Corp	105,620	95,208	0	5,213	206,042	9,809,960	2.1%
Munster Community School Corp	693,689	84,305	0	5,600	783,593	17,573,907	4.5%
Whiting City School Corp	32,411	73,315	206,854	113	312,692	2,447,580	12.8%
East Chicago Public Library	52,437	371,662	1,670,522	369	2,094,989	5,100,077	41.1%
Gary Public Library	407,499	1,195,594	1,722,232	2,344	3,327,669	6,569,637	50.7%
Hammond Public Library	54,455	317,719	50,625	1,966	424,766	4,824,351	8.8%
Lowell Public Library	1,029	495	0	218	1,743	911,219	0.2%
Whiting Public Library	13,558	30,668	86,529	47	130,802	1,023,847	12.8%
Lake County Public Library	167,379	95,686	36,847	3,432	303,345	11,672,809	2.6%
Crown Point Community Public Library	4,776	0	0	1,134	5,910	2,540,958	0.2%
East Chicago Sanitary	101,786	721,444	3,242,702	784	4,066,717	10,827,915	37.6%
Gary Sanitary	0	0	0	722	722	1,999,739	0.0%
Hammond Sanitary	133,017	182,762	27,110	2,881	345,770	7,752,543	4.5%
Highland Sanitary	15,384	9,476	0	1,417	26,278	1,841,333	1.4%
Whiting Sanitary	23,732	53,683	151,462	112	228,988	2,421,727	9.5%
Gary Airport	97,423	288,260	427,429	601	813,712	1,625,942	50.0%
Gary Redevelopment	15,239	45,089	66,857	94	127,278	254,325	50.0%

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		
Hammond Redevelopment	6,720	39,206	6,247	186	52,360	457,407	11.4%
Gary Public Transportation	160,461	474,781	704,000	1,358	1,340,600	3,677,931	36.4%
Merrillville Sanitary District	0	0	0	0	0	0	
Highland Water District	5,577	3,435	0	392	9,404	509,129	1.8%
Schererville Waterworks	0	0	0	0	0	0	
Winfield Waterworks	0	0	0	0	0	27,438	0.0%
Hobart Sanitary	0	0	0	0	0	0	
St. John Sanitary	2,214	13	0	23	2,251	262,864	0.9%
Lake Ridge Fire Protection	1,093	14,889	0	415	16,397	451,546	3.6%
Lake County Solid Waste	0	0	0	0	0	0	
St. John Water District	1,815	11	0	19	1,845	215,493	0.9%
Lake County Solid Waste	0	0	0	0	0	0	
Town of Dyer Sanitary District	227	0	0	8	235	787,917	0.0%
Dyer Redevelopment	0	0	0	0	0	0	
Lake County Solid Waste Mgmt Dist	88,314	180,316	248,009	1,443	518,082	4,707,948	11.0%
Gary Storm Water Management	60,954	180,355	267,429	376	509,114	1,017,300	50.0%
Lake Station Sanitary District	0	0	0	445	445	877,846	0.1%
Dyer Water Works	0	0	0	4	4	351,533	0.0%
Cedar Lake Town Redevelopment Comm	0	0	0	0	0	0	
Hammond Redevelopment Comm	0	0	0	0	0	0	
Hobart Redevelopment Comm	0	0	0	0	0	0	
Dyer Redevelopment Comm	0	0	0	0	0	0	
Merrillville Redevelopment Comm	0	0	0	0	0	0	
Lake County Redevelopment Comm	0	0	0	0	0	0	
Schererville Redevelopment Comm	0	0	0	0	0	0	
Whiting Redevelopment Comm	0	0	0	0	0	0	
Town Of St John Redevelopment Comm	0	0	0	0	0	0	
Crown Point Redevelopment Comm	0	0	0	0	0	0	
Gary Redevelopment Comm	0	0	0	0	0	0	
TIF - Calumet-Gary 003	88,786	508,399	282,670	2,477	882,333	2,252,068	39.2%
TIF - Gary- Calumet 004	231,999	2,401,612	3,934,177	4,849	6,572,636	13,424,616	49.0%
TIF - Griffith 006	0	4	0	0	4	432,363	0.0%
TIF - Cedar-Lake Han 014	786	3,545	0	26	4,357	693,298	0.6%
TIF - St. John-Han 015	0	0	0	0	0	42,705	0.0%
TIF - Hobart Corp 018	2,458	29,707	0	203	32,368	1,017,986	3.2%
TIF - Hammond 023	0	41,197	106,074	0	147,271	5,703,214	2.6%
TIF - East Chicago 024	0	343,908	2,585,741	0	2,929,650	8,551,300	34.3%
TIF - Whiting 025	0	3,702	40,206	0	43,908	4,478,007	1.0%
TIF - Highland 026	0	123	0	0	123	20,757	0.6%
TIF - Munster 027	274	18,753	0	0	19,027	5,011,031	0.4%
TIF - Crown Point Ross 029	0	0	0	0	0	4,262	0.0%
TIF - Merrillville 030	0	0	0	0	0	5,228,825	0.0%
TIF - Dyer 034	0	0	0	0	0	3,660,864	0.0%
TIF - St. John Corp 035	0	0	0	0	0	745,178	0.0%
TIF - Schererville 036	595	0	0	178	772	3,644,553	0.0%
TIF - Crown Point-Cen 042	0	0	0	0	0	2,722,815	0.0%
TIF - Cedar Lake-Cen 043	0	0	0	0	0	232,007	0.0%
TIF - Hobart Ross 046	191	1,342	0	91	1,624	628,852	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.

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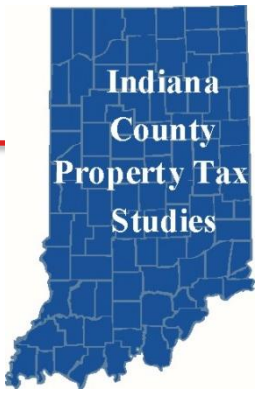
2012 Lawrence County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Lawrence County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Lawrence County the average tax bill for all taxpayers decreased by 2.1%. This tax bill fall was mainly the result of the 2.3% decrease in the tax levy of all local government units. Lawrence County certified net assessed value increased by 1.5%, mostly due to rising agricultural assessments. All other categories of property saw modest changes. Falling levies and rising assessed values caused tax rates to fall in all Lawrence County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell by 0.5% in Lawrence County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-2.1%	$33,617,101	$1,301,005,486	7.1%
Change		-2.3%	1.5%	-0.5%
2011	0.7%	$34,403,802	$1,281,620,225	7.7%

Homestead Property Taxes

Homestead property taxes decreased 1.6% on average in Lawrence County in 2012. Tax rates in all Lawrence County tax districts decreased. The county average tax rate fell by 3.7%. The percentage of Lawrence County homesteads at their tax caps fell from 8.3% in 2011 to 7.8% in 2012, which lessened the effect of tax rate reductions on homestead tax bills. Lawrence County's local property tax credit rate was nearly unchanged in 2012.

Comparable Homestead Property Tax Changes in Lawrence County

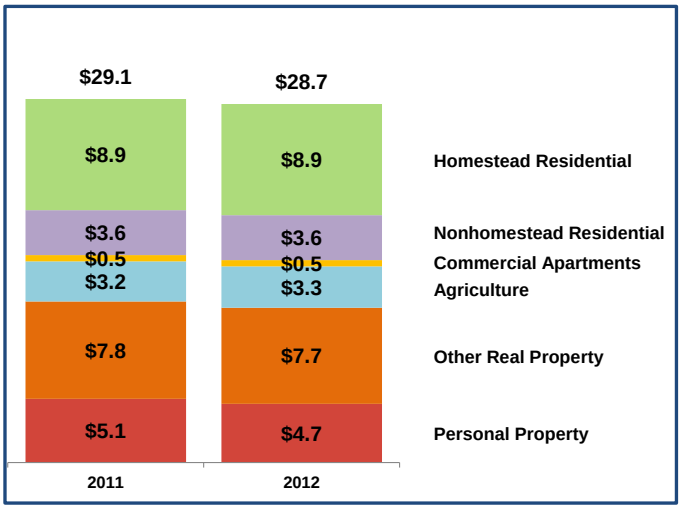
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	3,652	26.0%
No Change	1,108	7.9%
Lower Tax Bill	9,294	66.1%
Average Change in Tax Bill	**-1.6%**	
Detailed Change in Tax Bill		
20% or More	805	5.7%
10% to 19%	458	3.3%
1% to 9%	2,389	17.0%
0%	1,108	7.9%
-1% to -9%	8,470	60.3%
-10% to -19%	453	3.2%
-20% or More	371	2.6%
Total	**14,054**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Lawrence County's net property taxes were spread mainly among business owners (other real and personal property) and homeowners. Net tax bills for all taxpayers decreased 2.1% in Lawrence County in 2012. Net taxes were lower for all property categories except agricultural property. The increase in agricultural taxes was relatively small because of large tax rate reductions in rural tax districts.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all Lawrence County tax districts. The average tax rate fell by 3.7%, because of a small levy decrease and a small net assessed value increase.

Levies in Lawrence County decreased by 2.3%. North Lawrence Community School Corporation experienced large decreases in its capital projects, debt service, transportation, and bus replacement funds. The largest levy increase was in the county unit, primarily due to increases in the general and lease rental repayment funds.

Lawrence County's total net assessed value increased 1.7% in 2012. Agricultural net assessments rose 10.8%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments rose only 0.3%. The slow growth in business gross assessments may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$1,286,500,533	$1,304,165,150	1.4%	$450,659,400	$461,607,601	2.4%
Other Residential	192,380,050	195,185,350	1.5%	190,186,507	193,077,422	1.5%
Ag Business/Land	166,593,340	186,085,870	11.7%	165,928,327	183,826,780	10.8%
Business Real/Personal	651,597,597	657,093,235	0.8%	496,563,577	486,367,782	-2.1%
Total	**$2,297,071,520**	**$2,342,529,605**	**2.0%**	**$1,303,337,811**	**$1,324,879,585**	**1.7%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Lawrence County were $2.5 million, or 7.1% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are usually the main determinant of tax cap credits, and Lawrence County's tax rates were higher than the state average. Lawrence County's tax credits are lower than its tax rate would imply because of a local property tax replacement credit, funded by local income taxes.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the cities of Bedford and Mitchell, where district tax rates were above $3 per $100 assessed value. The largest dollar losses were in the city of Bedford, the North Lawrence School Corporation, and the county unit.

Tax cap credits decreased in Lawrence County in 2012 by $243,388, or 9.0%. The percentage of the levy lost to credits fell by 0.5%. There were no major changes in state policy to affect tax cap credits in 2012. Lawrence County credits decreased mainly because district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$594,810	$558,754	-$36,056	-6.1%
2%	1,597,210	1,546,979	-50,231	-3.1%
3%	508,778	341,773	-167,006	-32.8%
Elderly	18,105	28,010	9,905	54.7%
Total	$2,718,904	$2,475,516	-$243,388	-9.0%
% of Levy	7.7%	7.1%		-0.5%

Lawrence County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*49,042,732*	*33,583,406*	*34,869,652*	*34,403,802*	*33,617,101*	*-31.5%*	*3.8%*	*-1.3%*	*-2.3%*
State Unit	71,604	0	0	0	0	-100.0%			
Lawrence County	9,078,239	6,674,483	6,629,798	6,910,495	7,178,948	-26.5%	-0.7%	4.2%	3.9%
Bono Township	14,913	16,131	16,658	17,021	13,954	8.2%	3.3%	2.2%	-18.0%
Guthrie Township	24,199	25,724	26,891	27,407	27,796	6.3%	4.5%	1.9%	1.4%
Indian Creek Township	25,208	26,190	27,154	27,592	28,613	3.9%	3.7%	1.6%	3.7%
Marion Township	163,119	167,000	165,533	139,111	140,799	2.4%	-0.9%	-16.0%	1.2%
Marshall Township	66,879	60,652	63,671	58,490	66,421	-9.3%	5.0%	-8.1%	13.6%
Perry Township	29,670	28,814	29,807	30,320	30,932	-2.9%	3.4%	1.7%	2.0%
Pleasant Run Township	27,834	28,098	43,963	44,544	45,001	0.9%	56.5%	1.3%	1.0%
Shawswick Township	247,381	249,911	259,141	263,896	273,457	1.0%	3.7%	1.8%	3.6%
Spice Valley Township	31,040	32,009	32,989	33,615	34,824	3.1%	3.1%	1.9%	3.6%
Bedford Civil City	7,049,052	6,857,942	7,157,678	7,357,254	7,490,821	-2.7%	4.4%	2.8%	1.8%
Mitchell Civil City	1,072,681	1,059,094	1,119,771	1,144,710	1,183,398	-1.3%	5.7%	2.2%	3.4%
Oolitic Civil Town	110,555	113,064	115,992	115,518	116,143	2.3%	2.6%	-0.4%	0.5%
North Lawrence Community School Corp	21,294,497	10,314,696	11,927,779	11,236,656	9,794,400	-51.6%	15.6%	-5.8%	-12.8%
Mitchell Community School Corp	7,147,613	5,318,610	4,532,648	4,190,559	4,341,338	-25.6%	-14.8%	-7.5%	3.6%
Bedford Public Library	1,211,350	1,205,742	1,276,185	1,304,520	1,345,612	-0.5%	5.8%	2.2%	3.1%
Mitchell Community Public Library	382,790	404,193	406,297	434,504	420,906	5.6%	0.5%	6.9%	-3.1%
Lawrence County Solid Waste Mgmt Dist	994,108	1,001,053	1,037,697	1,067,590	1,083,738	0.7%	3.7%	2.9%	1.5%
Lawrence County Redevelopment Comm	0	0	0	0	0				

Lawrence County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
47001	Bono Township	2.0977	9.5339%	--	--	--	--	--	1.8977
47002	Guthrie Township	1.8728	9.5339%	--	--	--	--	--	1.6942
47003	Indian Creek Township	1.8427	9.5339%	--	--	--	--	--	1.6670
47004	Marion Township	2.1001	9.5339%	--	--	--	--	--	1.8999
47005	Mitchell City	3.4044	9.5339%	--	--	--	--	--	3.0798
47006	Marshall Township	1.8468	9.5339%	--	--	--	--	--	1.6707
47007	Perry Township	1.8475	9.5339%	--	--	--	--	--	1.6714
47008	Pleasant Run Township	1.8803	9.5339%	--	--	--	--	--	1.7010
47009	Shawswick Township	1.8902	9.5339%	--	--	--	--	--	1.7100
47010	Bedford City	3.4688	9.5339%	--	--	--	--	--	3.1381
47011	Oolitic Town	2.4274	9.5339%	--	--	--	--	--	2.1960
47012	Spice Valley Township-North	1.8559	9.5339%	--	--	--	--	--	1.6790
47013	Spice Valley Township-South	2.1018	9.5339%	--	--	--	--	--	1.9014

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Lawrence County 2012 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	*550,769*	*1,538,149*	*306,464*	*28,010*	*2,423,393*	*33,617,101*	*7.2%*
TIF Total	*7,985*	*8,829*	*35,309*	*0*	*52,123*	*1,116,255*	*4.7%*
County Total	*558,754*	*1,546,979*	*341,773*	*28,010*	*2,475,516*	*34,733,356*	*7.1%*
Lawrence County	88,383	246,310	48,850	5,595	389,138	7,178,948	5.4%
Bono Township	0	0	0	4	4	13,954	0.0%
Guthrie Township	2	0	0	4	6	27,796	0.0%
Indian Creek Township	0	0	0	20	20	28,613	0.1%
Marion Township	391	2,440	275	126	3,231	140,799	2.3%
Marshall Township	56	0	0	43	99	66,421	0.1%
Perry Township	4	0	0	22	26	30,932	0.1%
Pleasant Run Township	0	0	0	23	23	45,001	0.1%
Shawswick Township	4,178	10,237	2,239	172	16,826	273,457	6.2%
Spice Valley Township	5	0	0	32	37	34,824	0.1%
Bedford Civil City	238,910	586,284	129,870	5,748	960,811	7,490,821	12.8%
Mitchell Civil City	16,546	114,841	12,942	2,438	146,767	1,183,398	12.4%
Oolitic Civil Town	236	2,737	0	312	3,284	116,143	2.8%
North Lawrence Community School Corp	149,830	367,065	80,290	6,659	603,844	9,794,400	6.2%
Mitchell Community School Corp	16,685	109,962	12,392	4,608	143,646	4,341,338	3.3%
Bedford Public Library	20,584	50,429	11,031	915	82,960	1,345,612	6.2%
Mitchell Community Public Library	1,618	10,661	1,201	447	13,927	420,906	3.3%
Lawrence County Contractual Library	0	0	0	0	0	0	
Lawrence County Solid Waste Mgmt Dist	13,342	37,183	7,374	845	58,744	1,083,738	5.4%
Lawrence County Redevelopment Commission	0	0	0	0	0	0	
TIF - Marion Township	0	0	0	0	0	106	0.0%
TIF - Mitchell City	0	78	3,305	0	3,382	141,200	2.4%
TIF - Marshall Township	0	0	0	0	0	68,231	0.0%
TIF - Bedford City	7,985	8,752	32,004	0	48,741	906,718	5.4%

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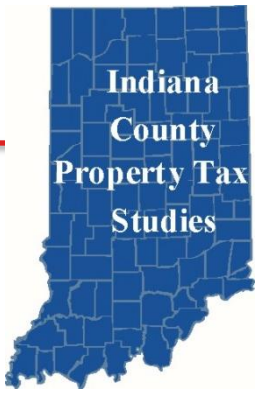

Legislative Services Agency August 2012

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In Madison County the average tax bill for all taxpayers decreased by 6.3%. This tax bill drop was the result of a 0.3% increase in the tax levy of all local government units and a 4.0% increase in certified net assessed value. Homestead and business net assessments fell, which may have been a legacy of the recession. Other residential assessments increased, and agricultural assessments increased substantially. Certified net assessed value rose by more than the levy, so tax rates fell in most Madison County tax districts. Madison County's tax cap credits as a percentage of levies rose slightly, by 0.7% in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-6.3%	$117,170,485	$3,356,152,554	25.2%
Change		0.3%	4.0%	0.7%
2011	7.3%	$116,858,597	$3,228,551,964	24.5%

Homestead Property Taxes

Homestead property taxes decreased 3.5% on average in Madison County in 2012. Tax rates fell in three-quarters of Madison County tax districts. The county average tax rate dropped by 3.6%. The percentage of homesteads at their tax caps decreased from 29.1% in 2011 to 26.1% in 2012. Madison County's local property tax credit rates were almost unchanged in 2012.

Comparable Homestead Property Tax Changes in Madison County

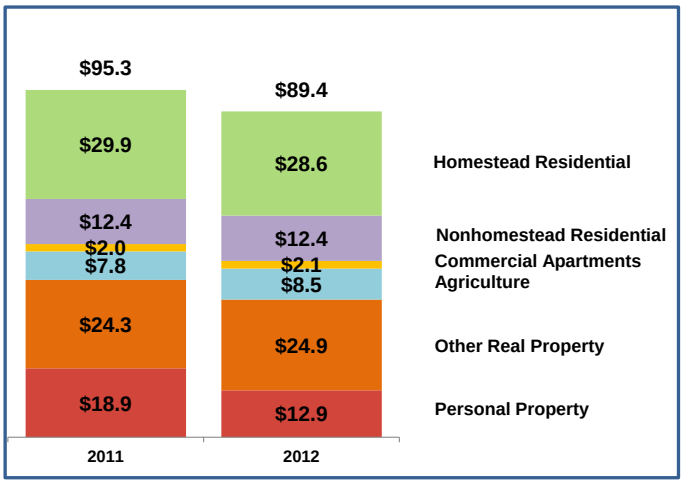
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	9,904	25.6%
No Change	6,502	16.8%
Lower Tax Bill	22,331	57.6%
Average Change in Tax Bill	-3.5%	
Detailed Change in Tax Bill		
20% or More	1,825	4.7%
10% to 19%	1,805	4.7%
1% to 9%	6,274	16.2%
0%	6,502	16.8%
-1% to -9%	12,895	33.3%
-10% to -19%	5,336	13.8%
-20% or More	4,100	10.6%
Total	**38,737**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest part of Madison County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal), and by homeowners. Net tax bills for all taxpayers decreased 6.3% in Madison County in 2012. Net taxes were higher for all property categories except homesteads and personal property. Personal property tax bills dropped substantially.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in about three-quarters of Madison County tax districts. The average tax rate fell by 3.6%, because a small levy increase was offset by a larger increase in certified net assessed value.

Levies in Madison County increased slightly by 0.3%. The largest levy increase was in the Frankton-Lapel Community School Corporation, due to increases in the debt service and transportation funds. The South Madison School Corporation had a large decrease in its debt service fund and smaller decreases in its bus replacement and capital projects funds.

Madison County's total net assessed value decreased 0.2% in 2012. Agricultural net assessments rose 15.7%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 2.0%, due to decreases in homestead and business assessments. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$3,638,661,520	$3,569,350,034	-1.9%	$1,265,609,709	$1,255,229,365	-0.8%
Other Residential	640,943,298	645,643,715	0.7%	619,075,650	631,172,145	2.0%
Ag Business/Land	377,140,850	436,984,698	15.9%	375,505,075	434,609,045	15.7%
Business Real/Personal	1,976,387,859	1,982,406,821	0.3%	1,414,238,244	1,345,541,638	-4.9%
Total	**$6,633,133,527**	**$6,634,385,268**	**0.0%**	**$3,674,428,678**	**$3,666,552,193**	**-0.2%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Madison County were $32.3 million, or 25.2% of the levy. This was much more than the state average percentage of the levy of 9.2% and much more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Madison County's tax rates were much higher than the state median.

Most of the total tax cap credits were in the 2% nonhomestead/farmland category and the 3% business real and personal category. The largest percentage losses were in the city of Anderson, Anderson School Corporation, Anderson Township, and the Anderson Stony Creek Library District, where district tax rates were near $5 per $100 assessed value. The largest dollar losses were in the city of Anderson, Anderson School Corporation, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased slightly in Madison County in 2012 by $106,216, or 0.3%. The percentage of the levy lost to credits rose by 0.7%. There were no major changes in state policy to affect tax cap credits in 2012. Madison County credits increased in the 2% category because tax rates increased in several districts with $2 to $3 tax rates, which increased tax cap credits for property in that category.

Tax Cap Category	2011	2012	Difference	% Change
1%	$4,738,994	$3,763,997	-$974,997	-20.6%
2%	11,184,378	14,865,353	3,680,974	32.9%
3%	16,421,344	13,621,085	-2,800,259	-17.1%
Elderly	58,333	46,399	-11,934	-20.5%
Total	$32,403,049	$32,296,834	-$106,216	-0.3%
% of Levy	24.5%	25.2%		0.7%

Madison County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*148,007,485*	*112,635,830*	*114,850,975*	*116,858,597*	*117,170,485*	*-23.9%*	*2.0%*	*1.7%*	*0.3%*
State Unit	100,892	0	0	0	0	-100.0%			
Madison County	28,363,200	19,700,685	20,394,649	20,866,130	21,365,267	-30.5%	3.5%	2.3%	2.4%
Adams Township	134,659	165,928	170,157	146,568	90,011	23.2%	2.5%	-13.9%	-38.6%
Anderson Township	388,508	403,987	418,642	430,171	442,724	4.0%	3.6%	2.8%	2.9%
Boone Township	29,970	30,601	30,093	30,850	30,166	2.1%	-1.7%	2.5%	-2.2%
Duck Creek Township	33,098	32,513	71,972	66,853	46,378	-1.8%	121.4%	-7.1%	-30.6%
Fall Creek Township	310,488	432,002	334,001	334,922	339,305	39.1%	-22.7%	0.3%	1.3%
Green Township	87,285	100,897	104,054	101,580	104,130	15.6%	3.1%	-2.4%	2.5%
Jackson Township	28,199	30,226	31,345	44,631	44,242	7.2%	3.7%	42.4%	-0.9%
Lafayette Township	100,798	85,671	90,260	57,122	59,220	-15.0%	5.4%	-36.7%	3.7%
Monroe Township	173,424	173,385	179,748	180,133	191,826	0.0%	3.7%	0.2%	6.5%
Pipe Creek Township	218,695	223,942	231,975	316,960	295,578	2.4%	3.6%	36.6%	-6.7%
Richland Township	187,472	190,876	195,625	299,480	300,963	1.8%	2.5%	53.1%	0.5%
Stony Creek Township	80,038	78,208	80,259	31,389	32,616	-2.3%	2.6%	-60.9%	3.9%
Union Township	322,265	328,454	134,987	147,374	146,346	1.9%	-58.9%	9.2%	-0.7%
Van Buren Township	94,660	99,306	165,057	161,672	170,761	4.9%	66.2%	-2.1%	5.6%
Anderson Civil City	24,792,587	26,213,399	25,899,021	25,947,444	26,059,087	5.7%	-1.2%	0.2%	0.4%
Elwood Civil City	3,697,950	3,439,830	3,178,138	4,075,948	3,837,063	-7.0%	-7.6%	28.2%	-5.9%
Alexandria Civil City	2,212,553	2,004,250	2,141,852	2,196,907	2,233,910	-9.4%	6.9%	2.6%	1.7%
Chesterfield Civil Town	452,172	492,964	502,888	525,671	533,900	9.0%	2.0%	4.5%	1.6%
Country Club Heights Civil Town	24,213	27,875	28,934	29,703	30,632	15.1%	3.8%	2.7%	3.1%
Edgewood Civil Town	217,009	210,757	229,476	235,498	242,855	-2.9%	8.9%	2.6%	3.1%
Frankton Civil Town	134,931	156,229	161,580	162,176	162,244	15.8%	3.4%	0.4%	0.0%
Ingalls Civil Town	215,893	274,390	297,236	268,872	324,934	27.1%	8.3%	-9.5%	20.9%
Lapel Civil Town	226,458	244,993	255,912	374,385	381,460	8.2%	4.5%	46.3%	1.9%
Markleville Civil Town	56,807	62,046	64,473	66,176	392,006	9.2%	3.9%	2.6%	492.4%
Orestes Civil Town	82,250	85,008	79,113	107,185	99,830	3.4%	-6.9%	35.5%	-6.9%
Pendleton Civil Town	1,466,780	1,650,572	1,585,600	1,676,493	1,627,218	12.5%	-3.9%	5.7%	-2.9%
River Forest Civil Town	5,739	3,896	4,449	4,920	4,954	-32.1%	14.2%	10.6%	0.7%
Summitville Civil Town	177,212	188,557	195,836	200,423	207,347	6.4%	3.9%	2.3%	3.5%
Woodlawn Heights Civil Town	7,327	6,616	7,470	7,667	7,908	-9.7%	12.9%	2.6%	3.1%
Madison-Grant United School Corp	1,961,665	1,156,591	1,216,380	1,220,547	1,267,641	-41.0%	5.2%	0.3%	3.9%
Frankton-Lapel Community School Corp	9,151,407	6,585,638	7,106,976	6,924,837	8,214,684	-28.0%	7.9%	-2.6%	18.6%
South Madison Community School Corp	16,304,690	11,063,547	11,779,097	11,806,987	10,280,410	-32.1%	6.5%	0.2%	-12.9%
Alexandria Community School Corp	4,070,231	1,818,176	1,516,012	2,189,431	1,958,038	-55.3%	-16.6%	44.4%	-10.6%
Anderson Community School Corp	40,089,738	25,601,986	26,737,110	26,166,575	26,515,578	-36.1%	4.4%	-2.1%	1.3%
Elwood Community School Corp	6,229,893	3,481,423	3,173,540	2,910,521	2,859,599	-44.1%	-8.8%	-8.3%	-1.7%
Alexandria-Monroe Public Library	412,104	428,484	444,655	456,353	470,670	4.0%	3.8%	2.6%	3.1%
And-And, Stoney Creek Union Twp Lib	3,422,189	3,621,286	3,759,809	3,856,709	3,972,273	5.8%	3.8%	2.6%	3.0%
Pendleton Community Public Library	799,235	616,174	677,158	1,085,767	599,644	-22.9%	9.9%	60.3%	-44.8%
North Madison County Library System	834,352	855,356	896,011	866,811	938,051	2.5%	4.8%	-3.3%	8.2%
Independence Fire	19,327	17,666	19,951	20,472	20,524	-8.6%	12.9%	2.6%	0.3%
East Central Indiana Solid Waste	243,822	251,440	259,474	258,284	268,492	3.1%	3.2%	-0.5%	4.0%
City of Anderson Redevelopment	0	0	0	0	0				
Pendleton Town Redevelopment Comm	45,300	0	0	0	0	-100.0%			

Madison County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
48001	Adams Township	2.3694	3.4595%	--	13.0947%	--	--	--	1.9772
48002	Markleville Town	2.7184	3.4595%	--	13.0947%	--	--	--	2.2684
48003	Anderson City - Anderson Twp	4.9137	3.4595%	--	13.0947%	--	--	--	4.1003
48004	Country Club Heights	3.2290	3.4595%	--	13.0947%	--	--	--	2.6945
48005	Edgewood Town	3.3817	3.4595%	--	13.0947%	--	--	--	2.8219
48006	River Forest Town	3.2161	3.4595%	--	13.0947%	--	--	--	2.6837
48007	Woodlawn Heights Town	3.4588	3.4595%	--	13.0947%	--	--	--	2.8862
48008	Boone Township	1.6680	3.4595%	--	13.0947%	--	--	--	1.3919
48009	Duck Creek Township - Madison	1.7894	3.4595%	--	13.0947%	--	--	--	1.4932
48010	Duck Creek Twp - Elwood School	2.1682	3.4595%	--	13.0947%	--	--	--	1.8093
48011	Elwood City - Duck Creek Twp	4.0841	3.4595%	--	13.0947%	--	--	--	3.4080
48012	Fall Creek Township	2.4726	3.4595%	--	13.0947%	--	--	--	2.0633
48013	Pendleton Town	2.8678	3.4595%	--	13.0947%	--	--	--	2.3931
48014	Green Township	2.2122	3.4595%	--	13.0947%	--	--	--	1.8460
48015	Ingalls Town	3.4484	3.4595%	--	13.0947%	--	--	--	2.8775
48016	Jackson Township	2.5754	3.4595%	--	13.0947%	--	--	--	2.1491
48017	Lafayette Twp-W Central School	2.8252	3.4595%	--	13.0947%	--	--	--	2.3575
48018	Lafayette Twp - Anderson School	2.7451	3.4595%	--	13.0947%	--	--	--	2.2907
48019	Anderson City-Lafayette Twp	4.9090	3.4595%	--	13.0947%	--	--	--	4.0964
48020	Frankton Town - Lafayette Twp	3.3479	3.4595%	--	13.0947%	--	--	--	2.7937
48021	Monroe Township	1.5310	3.4595%	--	13.0947%	--	--	--	1.2776
48022	Alexandria City	3.5500	3.4595%	--	13.0947%	--	--	--	2.9623
48024	Orestes Town	1.7421	3.4595%	--	13.0947%	--	--	--	1.4537
48025	Pipe Creek Twp-W Cent School	2.8046	3.4595%	--	13.0947%	--	--	--	2.3403
48026	Pipe Creek Twp-Elwood School	2.1204	3.4595%	--	13.0947%	--	--	--	1.7694
48027	Elwood City-Pipe CreekTwp	4.1065	3.4595%	--	13.0947%	--	--	--	3.4267
48028	Frankton Town-Pipe CreekTwp	3.3622	3.4595%	--	13.0947%	--	--	--	2.8056
48029	Richland Township	2.5735	3.4595%	--	13.0947%	--	--	--	2.1475
48030	Anderson City-Richland Twp	4.8876	3.4595%	--	13.0947%	--	--	--	4.0785
48031	Stony Creek Township	2.9378	3.4595%	--	13.0947%	--	--	--	2.4515
48032	Lapel Town	3.4781	3.4595%	--	13.0947%	--	--	--	2.9023
48033	Union Township	2.8564	3.4595%	--	13.0947%	--	--	--	2.3835
48034	Anderson City-Union Twp	4.8848	3.4595%	--	13.0947%	--	--	--	4.0762
48035	Chesterfield Town	3.9178	3.4595%	--	13.0947%	--	--	--	3.2692
48036	Van Buren Township	1.8894	3.4595%	--	13.0947%	--	--	--	1.5766
48037	Summitville Town	2.6819	3.4595%	--	13.0947%	--	--	--	2.2379
48038	Anderson-Adams	4.4889	3.4595%	--	13.0947%	--	--	--	3.7458
48039	Anderson-Fall Creek	4.3153	3.4595%	--	13.0947%	--	--	--	3.6009
48040	Anderson Laf WC	4.8757	3.4595%	--	13.0947%	--	--	--	4.0686
48041	Pendleton Green	2.8908	3.4595%	--	13.0947%	--	--	--	2.4123
48042	Pendleton Green Ag	2.2122	3.4595%	--	13.0947%	--	--	--	1.8460
48043	Pendleton Fall Creek Ag	2.4726	3.4595%	--	13.0947%	--	--	--	2.0633

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Madison County 2012 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	*3,550,994*	*14,104,623*	*11,436,041*	*45,418*	*29,137,077*	*117,170,485*	*24.9%*
TIF Total	*213,003*	*760,730*	*2,185,043*	*981*	*3,159,757*	*11,001,430*	*28.7%*
County Total	*3,763,997*	*14,865,353*	*13,621,085*	*46,399*	*32,296,834*	*128,171,915*	*25.2%*
Madison County	527,196	2,121,564	1,534,029	8,643	4,191,432	21,365,267	19.6%
Adams Township	529	3,278	1,261	45	5,113	90,011	5.7%
Anderson Township	21,604	76,239	71,081	136	169,060	442,724	38.2%
Boone Township	0	0	0	27	27	30,166	0.1%
Duck Creek Township	113	228	5	31	377	46,378	0.8%
Fall Creek Township	5,207	10,513	255	61	16,035	339,305	4.7%
Green Township	835	2,533	162	26	3,555	104,130	3.4%
Jackson Township	608	3,220	0	1	3,829	44,242	8.7%
Lafayette Township	423	7,969	3,451	39	11,883	59,220	20.1%
Monroe Township	303	2,211	906	58	3,479	191,826	1.8%
Pipe Creek Township	2,262	24,502	11,042	208	38,014	295,578	12.9%
Richland Township	2,883	22,650	312	201	26,047	300,963	8.7%
Stony Creek Township	848	3,366	271	16	4,502	32,616	13.8%
Union Township	2,972	8,331	330	172	11,804	146,346	8.1%
Van Buren Township	28	2,073	0	4	2,105	170,761	1.2%
Anderson Civil City	1,192,374	4,406,790	4,513,759	7,076	10,119,998	26,059,087	38.8%
Elwood Civil City	47,197	467,957	455,063	2,145	972,362	3,837,063	25.3%
Alexandria Civil City	38,656	281,723	115,443	948	436,769	2,233,910	19.6%
Chesterfield Civil Town	6,138	82,310	32,194	223	120,865	533,900	22.6%
Country Club Heights Civil Town	3,770	1,336	328	0	5,433	30,632	17.7%
Edgewood Civil Town	12,138	13,960	2,185	119	28,403	242,855	11.7%
Frankton Civil Town	1,555	17,330	4,433	345	23,663	162,244	14.6%
Ingalls Civil Town	2,564	39,163	7,934	195	49,856	324,934	15.3%
Lapel Civil Town	16,720	38,059	7,252	339	62,370	381,460	16.4%
Markleville Civil Town	2,915	15,028	0	199	18,143	392,006	4.6%
Orestes Civil Town	0	0	0	4	4	99,830	0.0%
Pendleton Civil Town	35,877	85,769	0	269	121,915	1,627,218	7.5%
River Forest Civil Town	909	0	6	0	915	4,954	18.5%
Summitville Civil Town	136	10,011	0	0	10,148	207,347	4.9%
Woodlawn Heights Civil Town	1,783	324	32	0	2,139	7,908	27.0%
Madison-Grant United School Corp	125	9,149	0	454	9,727	1,267,641	0.8%
Frankton-Lapel Community School Corp	127,138	917,258	55,865	5,301	1,105,563	8,214,684	13.5%
South Madison Community School Corp	128,070	385,299	231,183	2,515	747,068	10,280,410	7.3%
Alexandria Community School Corp	11,657	84,952	34,811	616	132,037	1,958,038	6.7%
Anderson Community School Corp	1,126,427	3,937,395	3,483,307	10,726	8,557,855	26,515,578	32.3%
Elwood Community School Corp	27,180	274,784	261,935	1,723	565,622	2,859,599	19.8%
Alexandria-Monroe Public Library	2,802	20,421	8,368	148	31,739	470,670	6.7%
And-And, Stoney Creek Union Twp Lib	172,335	595,292	534,501	1,554	1,303,683	3,972,273	32.8%
Elwood Public Library	0	0	0	0	0	0	
Pendleton Community Public Library	8,544	23,188	9,125	116	40,973	599,644	6.8%
North Madison County Library System	6,920	80,940	35,852	624	124,337	938,051	13.3%
Independence Fire	4,627	841	83	0	5,550	20,524	27.0%
Anderson Redevelopment Commission	0	0	0	0	0	0	
City of Anderson Sanitary District	0	0	0	0	0	0	
Chesterfield Park	0	0	0	0	0	0	
Pendleton Park	0	0	0	0	0	0	
East Central Indiana Solid Waste	6,625	26,667	19,278	109	52,678	268,492	19.6%
Pendleton Fallcreek Park & Recreations	0	0	0	0	0	0	
City of Anderson Redevelopment	0	0	0	0	0	0	
Pendleton Town Redevelopment Comm	0	0	0	0	0	0	
TIF - Anderson TIF	213,003	729,980	1,803,895	981	2,747,858	7,305,933	37.6%
TIF - Farm Allocation Area	0	621	0	0	621	1,111	55.8%
TIF - Kroger	0	0	56,014	0	56,014	157,845	35.5%
TIF - Scatterfield TIF	0	0	137,735	0	137,735	388,130	35.5%
TIF - Pendleton TIF	0	7,829	0	0	7,829	610,717	1.3%
TIF - Alexandria	0	0	3,597	0	3,597	29,890	12.0%
TIF - Anderson Fallcreek TIF	0	16,727	183,803	0	200,531	741,228	27.1%
TIF - Flagship Expansion West	0	5,573	0	0	5,573	11,103	50.2%
TIF - Nestle TIF	0	0	0	0	0	1,755,473	0.0%

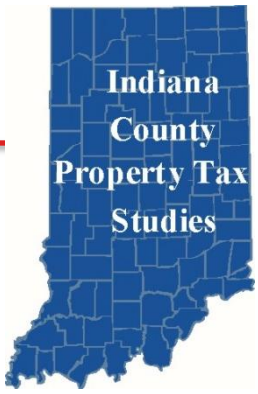
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the

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.

2012 Marion County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Marion County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Marion County the average tax bill for all taxpayers was nearly unchanged in 2012, rising 0.1%. Both the total levy and net assessed value fell by small percentages in 2012. Declining homestead, other residential, and business assessments may have been a legacy of the recession. The levy decrease was slightly larger than the certified net assessment decline, so tax rates fell slightly in the bigger tax districts. This decreased tax cap credits. Credits as a percent of the levy fell by 2.0% in Marion County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	0.1%	$938,036,596	$33,922,279,415	10.6%
Change		-1.3%	-0.8%	-2.0%
2011	3.4%	$950,753,597	$34,203,195,277	12.7%

Homestead Property Taxes

Homestead property taxes increased 1.0% on average in Marion County in 2012. Tax rates in most Marion County tax districts increased, but rates decreased substantially in a few districts, so the county average tax rate decreased slightly, by 0.6%. The percentage of Marion County homesteads at their tax caps fell from 35.5% in 2011 to 32.5% in 2012. This reduced the effect of the small tax rate reduction on homestead tax bills. Marion County's local homestead credit rate was almost unchanged in 2012.

Comparable Homestead Property Tax Changes in Marion County

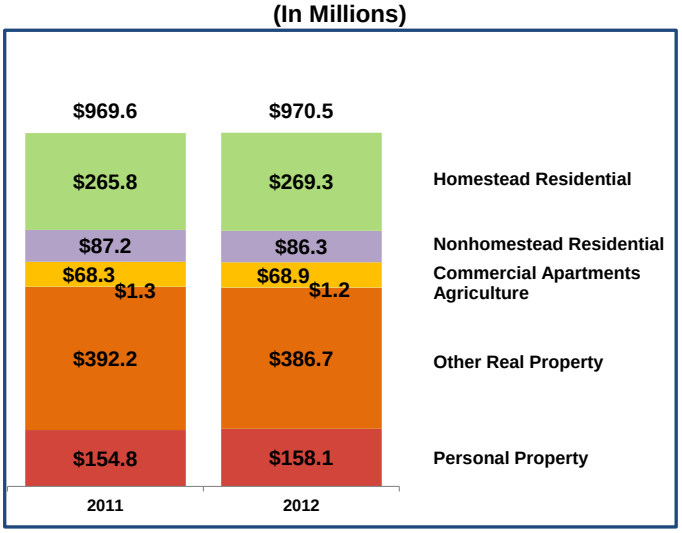
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	121,224	54.6%
No Change	22,074	9.9%
Lower Tax Bill	78,622	35.4%
Average Change in Tax Bill	**1.0%**	
Detailed Change in Tax Bill		
20% or More	3,616	1.6%
10% to 19%	12,398	5.6%
1% to 9%	105,210	47.4%
0%	22,074	9.9%
-1% to -9%	63,698	28.7%
-10% to -19%	8,178	3.7%
-20% or More	6,746	3.0%
Total	**221,920**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest part of Marion County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers were almost unchanged, increasing 0.1% in Marion County in 2012. Net taxes were lower for other real property (mostly business land and buildings), agricultural property, and nonhomestead residential property. Net taxes were higher for all other property categories.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in about two-thirds of Marion County tax districts, though some of the biggest districts saw small tax rate declines. The average tax rate fell by 0.6% because levies fell a bit more than certified net assessed value.

Levies in Marion County decreased by 1.3%. Franklin Township Schools, Indianapolis Public Schools, and Lawrence Township Schools all saw large decreases in their debt service levies. The largest levy increases were in the county and Indianapolis consolidated city units, primarily due to increases in the general fund, county welfare bond, and redevelopment bond funds.

Marion County's total net assessed value decreased 1.7% in 2012. Agricultural assessments rose 2.6% due to rising farmland taxes, but this category of assessed value is a tiny share of Marion County's assessed value. Homestead, other residential, and business real and personal assessments fell in 2012. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$29,537,108,024	$29,342,168,494	-0.7%	$12,467,128,786	$12,375,167,183	-0.7%
Other Residential	7,303,207,160	7,092,471,200	-2.9%	7,042,924,117	6,879,159,254	-2.3%
Ag Business/Land	53,937,620	55,416,220	2.7%	53,668,560	55,074,718	2.6%
Business Real/Personal	24,575,882,660	24,403,129,853	-0.7%	20,260,343,638	19,840,251,636	-2.1%
Total	**$61,470,135,464**	**$60,893,185,767**	**-0.9%**	**$39,824,065,101**	**$39,149,652,791**	**-1.7%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Marion County were $111.2 million, or 10.6% of the levy. This was greater than the state average percentage of the levy of 9.2%, and much greater than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Marion County's tax rates were higher than the state average and the state median.

About 46% of the total tax cap credits were in the 2% nonhomestead/farmland category. Most of the rest were in the 1% homestead category, though Marion County also saw substantial credits in the 3% business real and personal category. The largest percentage losses were in the Beech Grove city, school corporation, and library district, where some district tax rates approached $5 per $100 assessed value. The largest dollar losses were in the combined Indianapolis City/Marion County unit, and in the Indianapolis Public School Corporation.

Tax Cap Credits by Category

Tax cap credits decreased in Marion County in 2012 by $23.4 million, or 17.4%. The percentage of the levy lost to credits fell by 2.0%. There were no major changes in state policy to affect tax cap credits in 2012. Marion County credits decreased mainly because of tax rate declines in some of the larger taxing districts.

Tax Cap Category	2011	2012	Difference	% Change
1%	$51,401,636	$37,775,702	-$13,625,934	-26.5%
2%	55,582,582	50,603,857	-4,978,725	-9.0%
3%	27,371,415	22,618,146	-4,753,269	-17.4%
Elderly	269,119	248,450	-20,669	-7.7%
Total	$134,624,752	$111,246,155	-$23,378,597	-17.4%
% of Levy	12.7%	10.6%		-2.0%

Marion County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	% Change 2009 - 2010	% Change 2010 - 2011	% Change 2011 - 2012
County Total	*1,374,759,213*	*931,744,879*	*909,563,378*	*950,753,597*	*938,036,596*	*-32.2%*	*-2.4%*	*4.5%*	*-1.3%*
State Unit	1,048,912	0	0	0	0	-100.0%			
Marion County	211,836,565	128,917,860	126,578,712	125,354,710	135,926,574	-39.1%	-1.8%	-1.0%	8.4%
Center Township	2,828,253	2,701,920	2,783,421	2,675,256	2,953,535	-4.5%	3.0%	-3.9%	10.4%
Decatur Township	4,900,082	5,348,945	5,474,087	5,749,007	6,517,861	9.2%	2.3%	5.0%	13.4%
Franklin Township	8,706,932	8,340,321	8,982,379	3,686,824	981,009	-4.2%	7.7%	-59.0%	-73.4%
Lawrence Township	10,730,568	10,653,866	11,941,055	2,137,964	446,670	-0.7%	12.1%	-82.1%	-79.1%
Perry Township	10,801,634	9,215,621	346,557	331,452	318,241	-14.7%	-96.2%	-4.4%	-4.0%
Pike Township	14,214,208	16,631,846	16,544,673	12,377,319	12,747,925	17.0%	-0.5%	-25.2%	3.0%
Warren Township	279,051	279,298	276,097	205,794	149,842	0.1%	-1.1%	-25.5%	-27.2%
Washington Township	705,127	701,938	700,060	573,833	593,920	-0.5%	-0.3%	-18.0%	3.5%
Wayne Township	18,685,929	19,019,126	19,258,286	19,806,309	20,443,228	1.8%	1.3%	2.8%	3.2%
Lawrence Civil City	10,671,074	9,783,851	8,923,358	9,845,310	10,061,228	-8.3%	-8.8%	10.3%	2.2%
Beech Grove Civil City	5,428,951	5,671,061	5,576,089	5,919,048	5,733,035	4.5%	-1.7%	6.2%	-3.1%
Southport Civil City	188,231	188,938	185,826	263,381	326,713	0.4%	-1.6%	41.7%	24.0%
Speedway City Civil Town	6,088,745	5,287,742	5,219,915	5,387,233	5,265,520	-13.2%	-1.3%	3.2%	-2.3%
Clermont Civil Town	478,661	480,926	481,471	494,860	505,052	0.5%	0.1%	2.8%	2.1%
Cumberland Civil Town	793,044	981,766	912,369	953,611	1,012,594	23.8%	-7.1%	4.5%	6.2%
Homecroft Civil Town	83,571	64,973	75,132	77,367	77,357	-22.3%	15.6%	3.0%	0.0%
Meridian Hills Civil Town	166,880	164,838	165,871	165,571	176,100	-1.2%	0.6%	-0.2%	6.4%
Rocky Ripple Civil Town	25,854	22,723	24,443	23,917	24,388	-12.1%	7.6%	-2.2%	2.0%
Warren Park Civil Town	4,657	3,498	4,018	3,990	4,805	-24.9%	14.9%	-0.7%	20.4%
Williams Creek Civil Town	74,895	73,190	74,503	62,093	49,220	-2.3%	1.8%	-16.7%	-20.7%
Wynnedale Civil Town	10,759	9,587	10,619	10,933	11,278	-10.9%	10.8%	3.0%	3.2%
Spring Hill Civil Town	0	0	0	0	0				
M.S.D. Decatur Township School Corp	27,758,501	18,001,477	19,475,910	22,851,961	22,104,316	-35.1%	8.2%	17.3%	-3.3%
Franklin Township Community School Corp	47,727,918	34,526,808	33,246,782	41,717,530	22,824,451	-27.7%	-3.7%	25.5%	-45.3%
M.S.D. Lawrence Township School Corp	83,705,634	44,934,442	42,914,503	43,783,249	38,597,943	-46.3%	-4.5%	2.0%	-11.8%
M.S.D. Perry Township School Corp	63,688,931	39,931,759	29,831,413	39,305,083	43,400,560	-37.3%	-25.3%	31.8%	10.4%
M.S.D. Pike Township School Corp	84,744,718	45,645,979	40,050,402	37,859,135	37,203,079	-46.1%	-12.3%	-5.5%	-1.7%
M.S.D. Warren Township School Corp	58,474,571	34,085,301	28,128,063	32,246,158	32,156,741	-41.7%	-17.5%	14.6%	-0.3%
M.S.D. Washington Township School Corp	76,368,711	32,013,150	28,439,655	28,191,473	26,089,215	-58.1%	-11.2%	-0.9%	-7.5%
M.S.D. Wayne Township School Corp	63,778,734	40,747,388	40,230,876	40,660,657	40,434,886	-36.1%	-1.3%	1.1%	-0.6%
Beech Grove City School Corp	8,943,330	6,785,663	9,271,971	9,009,095	8,776,416	-24.1%	36.6%	-2.8%	-2.6%
Indianapolis Public School Corp	193,950,149	107,869,702	120,232,632	118,570,305	105,844,392	-44.4%	11.5%	-1.4%	-10.7%
Speedway City School Corp	7,372,737	1,882,616	2,202,088	4,305,520	4,560,366	-74.5%	17.0%	95.5%	5.9%
Beech Grove Public Library	1,048,508	1,027,947	1,116,091	1,064,136	1,066,810	-2.0%	8.6%	-4.7%	0.3%
Speedway City Public Library	759,859	708,827	760,028	753,624	806,822	-6.7%	7.2%	-0.8%	7.1%
Indianapolis-Marion County Public Library	38,426,227	38,727,435	37,474,023	39,357,216	42,279,637	0.8%	-3.2%	5.0%	7.4%
Indianapolis Sanitation (Liquid)	0	0	0	0	0				
Indianapolis Sanitation (Solid)	25,833,912	25,845,506	25,200,357	26,222,900	26,961,086	0.0%	-2.5%	4.1%	2.8%
Indianapolis Police Special Service	43,315,248	33,359,573	31,767,297	33,394,492	34,356,260	-23.0%	-4.8%	5.1%	2.9%
Indianapolis Fire Special Service	56,126,111	45,012,379	53,857,018	75,833,073	74,886,371	-19.8%	19.6%	40.8%	-1.2%
Indianapolis Public Transportation	20,769,503	21,134,612	20,668,415	22,458,599	25,732,422	1.8%	-2.2%	8.7%	14.6%
Marion County Health And Hospital	92,391,685	57,247,897	57,128,763	61,736,767	63,570,352	-38.0%	-0.2%	8.1%	3.0%
Marion County Airport	0	0	0	0	0				
Speedway Public Transportation	236,386	223,493	236,336	243,328	242,851	-5.5%	5.7%	3.0%	-0.2%
Indianapolis Consolidated City	15,582,800	20,495,759	21,823,645	23,573,501	29,202,070	31.5%	6.5%	8.0%	23.9%
Indianapolis Consolidated County	48,075,144	50,605,672	50,968,169	51,510,013	52,613,455	5.3%	0.7%	1.1%	2.1%
Capital Improvement Bd of Marion County	0	0	0	0	0				
Lawrence City Redevelopment Commission	444,905	444,869	0	0	0	0.0%	-100.0%		
Redevelopment Commission of Indianapolis	6,482,408	5,942,791	0	0	0	-8.3%	-100.0%		

Marion County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
49101	Indpls City - Center Twp	3.1380	--	4.0781%	--	--	0.2656%	--	3.0017
49102	Beech Grove City - Center Twp	4.8821	--	4.0781%	--	--	0.2656%	--	4.6700
49200	Decatur Township - Sanitation	3.7359	--	4.0781%	--	--	0.2656%	--	3.5736
49201	Indpls City - Decatur Twp	3.0814	--	4.0781%	--	--	0.2656%	--	2.9476
49270	Indpls-Decatur Twp-Police-Outside	4.1022	--	4.0781%	--	--	0.2656%	--	3.9240
49274	Indpls-Decatur Twp-Police & Fire	3.8235	--	4.0781%	--	--	0.2656%	--	3.6574
49300	Franklin Twp-Sanitation	2.9033	--	4.0781%	--	--	0.2656%	--	2.7772
49302	Beech Grove City-Franklin Twp	4.8469	--	4.0781%	--	--	0.2656%	--	4.6364
49320	Beech Grove-Franklin Twp-Frank Twp Sch	3.7243	--	4.0781%	--	--	0.2656%	--	3.5625
49376	Indpls-Franklin Twp-Fire-Outsiide	2.7982	--	4.0781%	--	--	0.2656%	--	2.6767
49382	Franklin Twp-Consol County	2.9033	--	4.0781%	--	--	0.2656%	--	2.7772
49400	Lawrence Twp-Sanitation	2.3589	--	4.0781%	--	--	0.2656%	--	2.2564
49401	Indpls-Lawrence Twp	3.0804	--	4.0781%	--	--	0.2656%	--	2.9466
49407	Lawrence City	2.5303	--	4.0781%	--	--	0.2656%	--	2.4204
49474	Indpls-Lawrence Twp-Police & Fire	2.6834	--	4.0781%	--	--	0.2656%	--	2.5668
49476	Indpls-Lawrence Twp-Fire-San	2.3171	--	4.0781%	--	--	0.2656%	--	2.2165
49500	Perry Twp-Sanitation	2.8713	--	4.0781%	--	--	0.2656%	--	2.7466
49501	Indpls-Perry Twp	3.0806	--	4.0781%	--	--	0.2656%	--	2.9468
49502	Beech Grove - Perry Twp	4.8247	--	4.0781%	--	--	0.2656%	--	4.6151
49513	Southport-Perry Twp	3.1462	--	4.0781%	--	--	0.2656%	--	3.0095
49520	Beech Grove - Perry School	3.7974	--	4.0781%	--	--	0.2656%	--	3.6325
49523	Homecroft - Perry Twp	2.9320	--	4.0781%	--	--	0.2656%	--	2.8046
49570	Indpls-Perry Twp-Police-San	3.2376	--	4.0781%	--	--	0.2656%	--	3.0970
49574	Indpls-Perry Twp-Police & Fire	3.2376	--	4.0781%	--	--	0.2656%	--	3.0970
49576	Indpls-Perry Twp-Fire-San	2.8713	--	4.0781%	--	--	0.2656%	--	2.7466
49600	Pike Twp-Outside Sanitation	2.2665	--	4.0781%	--	--	0.2656%	--	2.1681
49601	Indpls-Pike Twp	3.0710	--	4.0781%	--	--	0.2656%	--	2.9376
49604	Clermont - Pike Twp	2.9685	--	4.0781%	--	--	0.2656%	--	2.8396
49674	Indpls-Pike Twp-Police & Fire- Pike Sch	2.6371	--	4.0781%	--	--	0.2656%	--	2.5226
49676	Indpls-Fire-San	2.2708	--	4.0781%	--	--	0.2656%	--	2.1722
49682	Pike Twp-Consol County	2.2665	--	4.0781%	--	--	0.2656%	--	2.1681
49700	Warren Twp-San	2.8298	--	4.0781%	--	--	0.2656%	--	2.7069
49701	Indpls-Warren Twp	3.0759	--	4.0781%	--	--	0.2656%	--	2.9423
49702	Beech Grove - Warren Twp	4.8200	--	4.0781%	--	--	0.2656%	--	4.6106
49716	Warren Park-Warren Twp	2.8417	--	4.0781%	--	--	0.2656%	--	2.7183
49724	Cumberland Town-Warren Twp	3.8976	--	4.0781%	--	--	0.2656%	--	3.7283
49770	Indpls-Warren Twp-Police-San	3.1961	--	4.0781%	--	--	0.2656%	--	3.0573
49774	Indpls-Warren Twp-Police & Fire	3.1961	--	4.0781%	--	--	0.2656%	--	3.0573
49776	Indpls - Fire	2.8298	--	4.0781%	--	--	0.2656%	--	2.7069
49800	Washington Twp-San	1.9462	--	4.0781%	--	--	0.2656%	--	1.8617
49801	Indpls-Washington Twp	3.0793	--	4.0781%	--	--	0.2656%	--	2.9455
49805	Crows Nest-Washington Twp	1.9462	--	4.0781%	--	--	0.2656%	--	1.8617
49806	Highwoods - Washington Twp	1.9462	--	4.0781%	--	--	0.2656%	--	1.8617
49809	North Crows Nest - Washington Twp	1.9462	--	4.0781%	--	--	0.2656%	--	1.8617
49811	Rocky Ripple - Washington Twp	2.0880	--	4.0781%	--	--	0.2656%	--	1.9973
49815	Spring Hill - Washington Twp	1.9462	--	4.0781%	--	--	0.2656%	--	1.8617
49817	Williams Creek - Washington Twp	2.0086	--	4.0781%	--	--	0.2656%	--	1.9214
49820	Meridian Hills - Washington Twp	2.0375	--	4.0781%	--	--	0.2656%	--	1.9490
49822	Wynnedale - Washington Twp	2.0558	--	4.0781%	--	--	0.2656%	--	1.9665
49874	Indpls-Washington Twp-Police & Fire	2.3125	--	4.0781%	--	--	0.2656%	--	2.2121
49876	Indpls-Washington Twp-Fire	1.9462	--	4.0781%	--	--	0.2656%	--	1.8617
49900	Wayne Twp - San	3.5718	--	4.0781%	--	--	0.2656%	--	3.4167
49901	Indpls - Wayne Twp	3.1006	--	4.0781%	--	--	0.2656%	--	2.9659
49904	Clermont - Wayne Twp	3.7852	--	4.0781%	--	--	0.2656%	--	3.6208
49914	Speedway - Wayne Twp	2.7103	--	4.0781%	--	--	0.2656%	--	2.5926
49930	Wayne Twp - Ben Davis Conservancy	3.5718	--	4.0781%	--	--	0.2656%	--	3.4167
49970	Indpls - Wayne Twp - Police	3.9381	--	4.0781%	--	--	0.2656%	--	3.7670
49974	Indpls - Wayne Twp - Police & Fire	3.4538	--	4.0781%	--	--	0.2656%	--	3.3038
49976	Indpls-Wayne Twp-Fire	3.0875	--	4.0781%	--	--	0.2656%	--	2.9534
49979	Indpls-Wayne Twp-Ben Davis Cons	3.0875	--	4.0781%	--	--	0.2656%	--	2.9534
49982	Wayne Twp-Consol County	3.5718	--	4.0781%	--	--	0.2656%	--	3.4167

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Marion County 2012 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	*36,706,887*	*47,736,574*	*19,057,986*	*247,334*	*103,748,780*	*938,036,596*	*11.1%*
TIF Total	*1,068,815*	*2,867,283*	*3,560,161*	*1,116*	*7,497,375*	*106,728,012*	*7.0%*
County Total	*37,775,702*	*50,603,857*	*22,618,146*	*248,450*	*111,246,155*	*1,044,764,608*	*10.6%*
Marion County	5,207,864	6,269,182	2,035,572	34,947	13,547,565	135,926,574	10.0%
Center Township	70,082	273,038	23,309	251	366,680	2,953,535	12.4%
Decatur Township	286,728	379,479	809,932	745	1,476,885	6,517,861	22.7%
Franklin Township	97,255	48,802	14,427	40	160,523	981,009	16.4%
Lawrence Township	28,322	13,737	0	72	42,131	446,670	9.4%
Perry Township	9,003	16,166	1,745	336	27,250	318,241	8.6%
Pike Township	131,286	62,794	0	579	194,659	12,747,925	1.5%
Warren Township	2,844	8,160	1,649	63	12,716	149,842	8.5%
Washington Township	30,045	13,837	0	112	43,994	593,920	7.4%
Wayne Township	834,844	1,777,518	1,926,345	4,595	4,543,302	20,443,228	22.2%
Lawrence Civil City	515,688	363,670	0	1,845	881,203	10,061,228	8.8%
Beech Grove Civil City	354,012	645,625	1,057,368	1,217	2,058,221	5,733,035	35.9%
Southport Civil City	5,312	21,216	0	728	27,256	326,713	8.3%
Speedway City Civil Town	6,838	121,564	0	4,257	132,660	5,265,520	2.5%
Castleton Civil Town	0	0	0	0	0	0	
Clermont Civil Town	47,482	29,361	41,704	211	118,758	505,052	23.5%
Crows Nest Civil Town	0	0	0	0	0	0	
Cumberland Civil Town	15,777	106,260	151,979	27	274,042	1,012,594	27.1%
Highwoods Civil Town	0	0	0	0	0	0	
Homecroft Civil Town	3,567	2,267	0	237	6,071	77,357	7.8%
Lynnhurst Civil Town	0	0	0	0	0	0	
Meridian Hills Civil Town	13,332	0	0	0	13,332	176,100	7.6%
North Crows Nest Civil Town	0	0	0	0	0	0	
Ravenswood Civil Town	0	0	0	0	0	0	
Rocky Ripple Civil Town	32	39	0	40	112	24,388	0.5%
Shores Acres Civil Town	0	0	0	0	0	0	
Spring Hill Civil Town	0	0	0	0	0	0	
Warren Park Civil Town	222	395	0	2	619	4,805	12.9%
Williams Creek Civil Town	6,176	0	0	0	6,176	49,220	12.5%
Wynnedale Civil Town	173	0	0	0	173	11,278	1.5%
Spring Hill Civil Town	0	0	0	0	0	0	
M.S.D. Decatur Township School Corp	972,278	1,286,789	2,747,379	2,528	5,008,973	22,104,316	22.7%
Franklin Township Community School Corp	2,357,003	1,131,662	25,882	961	3,515,509	22,824,451	15.4%
M.S.D. Lawrence Township School Corp	2,539,407	895,586	0	5,091	3,440,083	38,597,943	8.9%
M.S.D. Perry Township School Corp	807,955	1,393,379	3,311	48,177	2,252,822	43,400,560	5.2%
M.S.D. Pike Township School Corp	305,932	156,029	0	1,615	463,575	37,203,079	1.2%
M.S.D. Warren Township School Corp	628,000	1,296,374	459,469	14,273	2,398,116	32,156,741	7.5%
M.S.D. Washington Township School Corp	294,824	415	0	4,754	299,993	26,089,215	1.1%
M.S.D. Wayne Township School Corp	1,685,623	3,509,521	3,890,905	9,157	9,095,205	40,434,886	22.5%
Beech Grove City School Corp	446,596	849,297	1,422,910	1,719	2,720,522	8,776,416	31.0%
Indianapolis Public School Corp	4,871,522	9,210,390	277,129	16,964	14,376,005	105,844,392	13.6%
Speedway City School Corp	2,583	45,918	0	3,292	51,793	4,560,366	1.1%
Beech Grove Public Library	64,012	121,732	203,949	209	389,902	1,066,810	36.5%
Speedway City Public Library	1,048	18,627	0	652	20,327	806,822	2.5%
Indianapolis-Marion County Public Library	1,634,728	1,932,651	557,446	10,521	4,135,347	42,279,637	9.8%
Indianapolis Sanitation (Liquid)	0	0	0	0	0	0	
Indianapolis Sanitation (Solid)	1,027,461	1,241,979	368,408	6,777	2,644,625	26,961,086	9.8%
Indianapolis Police Special Service	1,543,280	2,990,970	349,437	5,351	4,889,038	34,356,260	14.2%
Indianapolis Fire Special Service	3,303,124	3,586,999	140,310	21,273	7,051,706	74,886,371	9.4%
Indianapolis Public Transportation	989,129	1,206,479	407,927	6,386	2,609,922	25,732,422	10.1%
Marion County Health And Hospital	2,435,622	2,931,981	952,000	16,344	6,335,946	63,570,352	10.0%
Marion County Airport	0	0	0	0	0	0	
Speedway Public Transportation	315	5,607	0	196	6,118	242,851	2.5%
Indianapolis Consolidated City	1,113,738	1,344,455	399,578	7,261	2,865,032	29,202,070	9.8%
Indianapolis Consolidated County	2,015,822	2,426,629	787,914	13,527	5,243,892	52,613,455	10.0%
Special Solid Waste Disposal	0	0	0	0	0	0	
Capital Improvement Board	0	0	0	0	0	0	
Capital Improvement Bd of Marion County	0	0	0	0	0	0	
Lawrence City Redevelopment Commission	0	0	0	0	0	0	
Redevelopment Commission of Indianapolis	0	0	0	0	0	0	
TIF - 140 W Washington St	89,317	118,338	168,063	0	375,718	20,446,274	1.8%
TIF - 141 Harding Street	0	2,102	24,937	0	27,039	5,972,106	0.5%

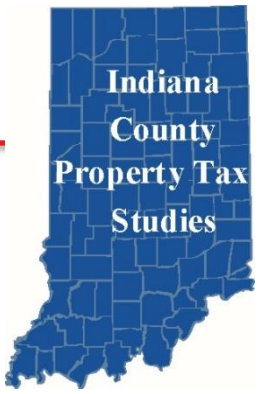
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*36,706,887*	*47,736,574*	*19,057,986*	*247,334*	*103,748,780*	*938,036,596*	*11.1%*
TIF Total	*1,068,815*	*2,867,283*	*3,560,161*	*1,116*	*7,497,375*	*106,728,012*	*7.0%*
County Total	*37,775,702*	*50,603,857*	*22,618,146*	*248,450*	*111,246,155*	*1,044,764,608*	*10.6%*
TIF - 142 S E Redevelopment	220,732	275,412	58,665	94	554,903	9,817,821	5.7%
TIF - 143 N W Redevelopment	187,928	1,119,097	14,739	0	1,321,764	5,826,579	22.7%
TIF - 144 NR North Industrial Pk	0	27,106	12,357	0	39,464	1,488,097	2.7%
TIF - 145 Union Station	26	11,688	35,719	0	47,432	4,834,141	1.0%
TIF - 146 Convention Ctr Hotel	0	1,338	34,304	0	35,642	4,422,056	0.8%
TIF - 147 Barrington HOTIF	2,306	36,698	253	12	39,269	196,858	19.9%
TIF - 148 Fall Creek Housing	399,614	98,432	1,020	284	499,350	1,952,045	25.6%
TIF - 149 United NW Area	1,551	216,774	1,141	66	219,532	867,842	25.3%
TIF - 150 Meridian Redevelopmt	0	80,164	316	0	80,480	280,672	28.7%
TIF - 151 Martindale-Brightwood	0	0	4,581	0	4,581	520,830	0.9%
TIF - 152 Meridian II Redevelopmt	0	0	0	0	0	0	
TIF - 153 Lilly PP	0	0	0	0	0	12,560,141	0.0%
TIF - 154 Fall Creek East HOTIF	41,332	59,292	403	138	101,165	386,455	26.2%
TIF - 155 Near East HOTIF	1,895	326,483	2,226	98	330,703	1,415,846	23.4%
TIF - 156 Martindale Industrial Redev	0	0	3,571	0	3,571	405,963	0.9%
TIF - 157 Harding Street Expansion	0	0	57,053	0	57,053	6,486,622	0.9%
TIF - 158 SuPPlemental Housing Prog	27	68,899	314	0	69,240	248,802	27.8%
TIF - 170 Breech Grove Consol Alloc Area Expan	0	0	4,086	0	4,086	13,019	31.4%
TIF - 171 Beech Grove Reg'l Med Center Alloc Area	0	0	5,174	0	5,174	16,488	31.4%
TIF - 240 Decatur Twp Arpt EDA	19,045	224,888	1,225,893	0	1,469,826	6,774,650	21.7%
TIF - 241 Decatur Twp Arpt EDA	0	0	0	0	0	0	
TIF - 352 Amtrak/Contrail Redev	0	0	42,215	0	42,215	136,769	30.9%
TIF - 440 Lawrence 96Th Street	0	0	0	0	0	0	
TIF - 447 Fort Harrison	103,184	178,195	0	394	281,773	3,729,839	7.6%
TIF - 448 Pendelton Pike Allocation	0	1,200	0	0	1,200	640,813	0.2%
TIF - 449 Monarch Allocation Area	0	0	0	0	0	278,045	0.0%
TIF - 552 South Emerson Redev	0	0	326,422	0	326,422	1,067,939	30.6%
TIF - 553 Beech Grove Cons Alloc Area	0	0	2,427	0	2,427	7,940	30.6%
TIF - 640 Dow Elanco Redev	0	20	0	0	20	652,715	0.0%
TIF - 740 Brooksville/Senour Dev	0	0	0	0	0	0	
TIF - 741 Naval Center (Hughes)	0	0	0	0	0	462,163	0.0%
TIF - 752 Amtrak/Conrail Redev	0	0	16,804	0	16,804	55,097	30.5%
TIF - 761 Naval Center PP	0	0	0	0	0	626,510	0.0%
TIF - 840 Washington 96Th St	0	0	0	0	0	0	
TIF - 841 Glendale Redev	0	0	0	0	0	726,418	0.0%
TIF - 842 Glendale Redev	0	0	0	0	0	21,317	0.0%
TIF - 908 Wayne Twp Arpt EDA	2	1,434	29,371	0	30,806	186,959	16.5%
TIF - 940 Wayne Twp Arpt EDA	1,856	17,992	1,486,340	29	1,506,218	9,443,086	16.0%
TIF - 941 Wayne Twp Arpt EDA	0	0	0	0	0	261,177	0.0%
TIF - 944 Speedway Redevelopmt	0	525	0	0	525	318,633	0.2%
TIF - 945 Speedway Redevel II	0	0	0	0	0	2,853,520	0.0%
TIF - 946 Tibbs Avenue	0	2	1,770	0	1,772	7,483	23.7%
TIF - 947 Speedway Allocation II	0	1,203	0	0	1,203	318,281	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.

2012 Marshall County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Marshall County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Marshall County the average tax bill for all taxpayers increased 1.4%. This tax bill rise was the result of a 3.4% increase in the total levy of all local government units, and a 3.0% increase in certified net assessed value. Agricultural assessments increased, but other gross assessed values declined slightly, which may have been a legacy of the recession. Relatively small changes in most district tax rates caused little change in tax cap credits. Tax cap credits as a percent of the levy fell by only 0.1%, in Marshall County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	1.4%	$39,292,085	$2,485,886,366	1.9%
Change		3.4%	3.0%	-0.1%
2011	3.4%	$37,992,162	$2,413,274,591	2.0%

Homestead Property Taxes

Homestead property taxes were nearly unchanged on average in Marshall County in 2012. Tax rates in two-thirds of Marshall County tax districts decreased, but the county average tax rate rose slightly, by 0.4%. Increases in tax rates in three rural tax districts were quite large. Marshall County's low tax rates meant that few homesteads were eligible for tax cap credits. The percentage of Marshall County homesteads at their tax caps dropped slightly from 6.3% in 2011 to 5.9% in 2012. Marshall County had no local property tax credits in 2012.

Net Tax Bill Changes - All Property Types

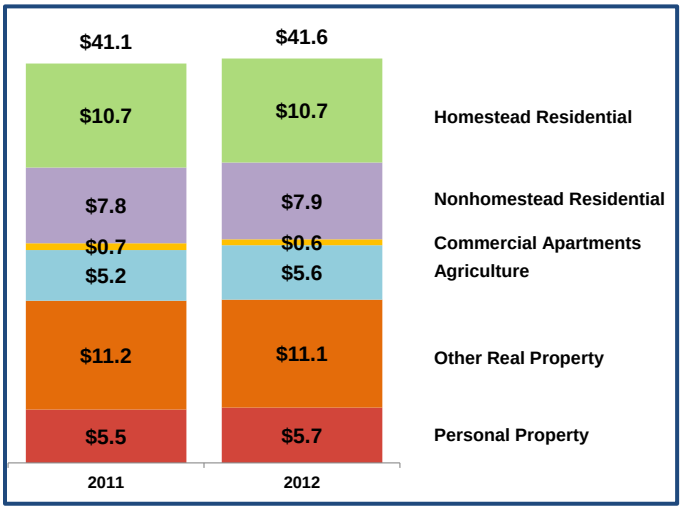
Most of Marshall County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers increased 1.4% in Marshall County in 2012. Net taxes were higher for agriculture, nonhomestead residential property (mostly small rentals and second homes), and personal property. Net taxes were lower for owners of commercial apartments and business real property and almost unchanged for homesteads.

Comparable Homestead Property Tax Changes in Marshall County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	3,172	24.1%
No Change	380	2.9%
Lower Tax Bill	9,593	73.0%
Average Change in Tax Bill	**0.0%**	
Detailed Change in Tax Bill		
20% or More	1,342	10.2%
10% to 19%	390	3.0%
1% to 9%	1,440	11.0%
0%	380	2.9%
-1% to -9%	8,533	64.9%
-10% to -19%	789	6.0%
-20% or More	271	2.1%
Total	**13,145**	**100.0%**

Note: Percentages may not total due to rounding.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in two-thirds of Marshall County tax districts. The average tax rate rose by 0.4%, because the levy increase was slightly higher than the net assessed value increase.

Levies in Marshall County increased by 3.4%. The largest levy increase was in Union-North School Corporation, due to increases in its debt service, transportation, and exempt pension debt funds. The town of Culver saw a large increase in its general fund. Center Township's general fund and township assistance fund levies decreased substantially.

Marshall County's total net assessed value increased 1.4% in 2012. Agricultural net assessments rose 10.4%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 0.2%. Homestead, other residential, and business gross fell by small amounts. This decline may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$1,724,248,680	$1,717,979,830	-0.4%	$737,174,657	$737,939,687	0.1%
Other Residential	687,911,000	677,035,000	-1.6%	687,011,083	676,063,847	-1.6%
Ag Business/Land	396,949,100	439,180,900	10.6%	396,402,629	437,452,015	10.4%
Business Real/Personal	1,052,053,450	1,049,805,342	-0.2%	786,999,708	791,738,334	0.6%
Total	**$3,861,162,230**	**$3,884,001,072**	**0.6%**	**$2,607,588,077**	**$2,643,193,883**	**1.4%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Marshall County were $806,533, or 1.9% of the levy. This was less than the state average percentage of the levy of 9.2%, as well as less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Marshall County's tax rates were lower than the state median.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the towns of Argos and Bourbon and the city of Plymouth, where district tax rates were well above $2 per $100 assessed value. The largest dollar losses were in the city of Plymouth, the Plymouth School Corporation, and the county unit.

Tax cap credits decreased slightly in Marshall County in 2012 by $23,919, or 2.9%. The percentage of the levy lost to credits fell by 0.1%. There were no major changes in state policy to affect tax cap credits in 2012. Marshall County credits decreased slightly, mainly because tax rates fell by small amounts in most tax districts.

Tax Cap Category	2011	2012	Difference	% Change
1%	$246,250	$215,219	-$31,032	-12.6%
2%	562,442	568,154	5,713	1.0%
3%	0	0	0	0.0%
Elderly	21,760	23,160	1,400	6.4%
Total	$830,452	$806,533	-$23,919	-2.9%
% of Levy	2.0%	1.9%		-0.1%

Marshall County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*58,358,443*	*37,658,040*	*37,604,705*	*37,992,162*	*39,292,085*	*-35.5%*	*-0.1%*	*1.0%*	*3.4%*
State Unit	65,436	0	0	0	0	-100.0%			
Marshall County	11,208,735	6,607,003	7,013,437	7,263,956	7,492,462	-41.1%	6.2%	3.6%	3.1%
Bourbon Township	92,629	94,601	97,436	97,347	100,307	2.1%	3.0%	-0.1%	3.0%
Center Township	438,353	442,650	457,449	381,733	179,551	1.0%	3.3%	-16.6%	-53.0%
German Township	245,686	250,540	258,527	257,032	264,905	2.0%	3.2%	-0.6%	3.1%
Green Township	45,050	45,972	46,864	47,677	49,285	2.0%	1.9%	1.7%	3.4%
North Township	141,860	141,975	144,786	143,450	147,503	0.1%	2.0%	-0.9%	2.8%
Polk Township	198,326	191,150	193,396	141,092	97,127	-3.6%	1.2%	-27.0%	-31.2%
Tippecanoe Township	64,816	65,380	67,435	68,229	70,226	0.9%	3.1%	1.2%	2.9%
Union Township	218,479	225,574	232,339	235,512	243,742	3.2%	3.0%	1.4%	3.5%
Walnut Township	65,365	67,429	69,622	69,467	82,058	3.2%	3.3%	-0.2%	18.1%
West Township	231,221	230,046	232,997	235,962	230,783	-0.5%	1.3%	1.3%	-2.2%
Plymouth Civil City	5,088,104	5,116,308	5,297,488	5,270,378	5,459,190	0.6%	3.5%	-0.5%	3.6%
Argos Civil Town	548,611	615,032	602,207	623,448	645,665	12.1%	-2.1%	3.5%	3.6%
Bourbon Civil Town	595,118	613,299	632,616	645,642	664,970	3.1%	3.1%	2.1%	3.0%
Bremen Civil Town	1,954,830	2,047,252	2,068,824	2,095,280	2,176,640	4.7%	1.1%	1.3%	3.9%
Culver Civil Town	838,750	875,893	907,818	542,907	957,359	4.4%	3.6%	-40.2%	76.3%
Lapaz Civil Town	90,520	94,033	97,050	99,228	101,898	3.9%	3.2%	2.2%	2.7%
Culver Community School Corp	5,227,510	2,286,626	2,438,802	2,317,702	2,384,348	-56.3%	6.7%	-5.0%	2.9%
Argos Community School Corp	2,570,100	1,184,598	1,470,876	1,352,483	1,352,368	-53.9%	24.2%	-8.0%	0.0%
Bremen Public School Corp	6,161,704	2,979,804	2,989,751	2,869,355	2,870,381	-51.6%	0.3%	-4.0%	0.0%
Plymouth Community School Corp	13,280,153	7,735,583	6,826,355	7,208,139	7,217,039	-41.8%	-11.8%	5.6%	0.1%
Triton School Corp	2,609,758	1,098,281	1,240,193	1,511,599	1,391,575	-57.9%	12.9%	21.9%	-7.9%
John Glenn School Corp	1,786,210	1,146,214	994,886	988,973	1,077,970	-35.8%	-13.2%	-0.6%	9.0%
Union-North United School Corp	2,297,006	1,072,166	713,003	1,122,733	1,591,233	-53.3%	-33.5%	57.5%	41.7%
Argos Public Library	127,049	174,291	177,177	176,896	144,323	37.2%	1.7%	-0.2%	-18.4%
Bourbon Public Library	82,997	101,601	103,471	103,424	111,604	22.4%	1.8%	0.0%	7.9%
Bremen Public Library	491,517	512,259	528,544	386,298	408,000	4.2%	3.2%	-26.9%	5.6%
Culver Public Library	445,077	449,043	462,562	466,273	467,772	0.9%	3.0%	0.8%	0.3%
Plymouth Public Library	912,992	950,072	985,795	1,011,727	1,045,811	4.1%	3.8%	2.6%	3.4%
Marshall County Solid Waste Mgmt Dist	234,481	243,365	252,999	258,220	265,990	3.8%	4.0%	2.1%	3.0%
Plymouth City Redevelopment Comm	0	0	0	0	0				
Bremen Town Redevelopment Comm	0	0	0	0	0				

Marshall County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
50001	Bourbon Township	1.2545	--	--	--	--	--	--	1.2545
50002	Bourbon (Bourbon)	2.7354	--	--	--	--	--	--	2.7354
50005	German Township	1.2241	--	--	--	--	--	--	1.2241
50006	Bremen (German)	2.3280	--	--	--	--	--	--	2.3280
50007	Green Township	1.4097	--	--	--	--	--	--	1.4097
50008	Argos-Green	2.9000	--	--	--	--	--	--	2.9000
50009	North Township	1.4588	--	--	--	--	--	--	1.4588
50010	Lapaz (North)	1.9704	--	--	--	--	--	--	1.9704
50011	Polk Township	1.3308	--	--	--	--	--	--	1.3308
50012	Tippecanoe Township	1.1817	--	--	--	--	--	--	1.1817
50013	Union Township	0.8263	--	--	--	--	--	--	0.8263
50014	Culver (Union)	1.3591	--	--	--	--	--	--	1.3591
50015	Walnut Township	1.4283	--	--	--	--	--	--	1.4283
50016	Argos-Walnut	2.9146	--	--	--	--	--	--	2.9146
50017	West Township	1.3965	--	--	--	--	--	--	1.3965
50018	Center Township	1.3538	--	--	--	--	--	--	1.3538
50019	Plymouth (Center)	2.5448	--	--	--	--	--	--	2.5448
50020	Ply-West	2.5448	--	--	--	--	--	--	2.5448

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Marshall County 2012 Circuit Breaker Cap Credits

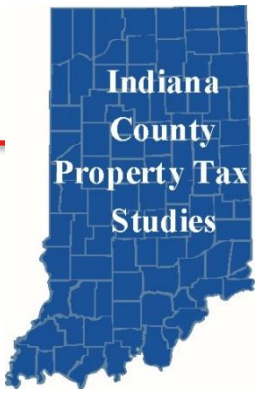
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*215,047*	*560,873*	*0*	*23,160*	*799,080*	*39,292,085*	*2.0%*
TIF Total	*172*	*7,281*	*0*	*0*	*7,453*	*2,352,039*	*0.3%*
County Total	*215,219*	*568,154*	*0*	*23,160*	*806,533*	*41,644,124*	*1.9%*
Marshall County	25,982	65,619	0	4,210	95,811	7,492,462	1.3%
Bourbon Township	147	735	0	8	890	100,307	0.9%
Center Township	44	0	0	52	96	179,551	0.1%
German Township	38	0	0	61	99	264,905	0.0%
Green Township	9	5	0	29	43	49,285	0.1%
North Township	0	0	0	648	648	147,503	0.4%
Polk Township	0	0	0	26	26	97,127	0.0%
Tippecanoe Township	0	0	0	0	0	70,226	0.0%
Union Township	0	0	0	34	34	243,742	0.0%
Walnut Township	124	589	0	16	728	82,058	0.9%
West Township	18	0	0	64	82	230,783	0.0%
Plymouth Civil City	60,273	181,191	0	2,572	244,036	5,459,190	4.5%
Argos Civil Town	8,490	35,478	0	438	44,406	645,665	6.9%
Bourbon Civil Town	7,523	37,702	0	352	45,577	664,970	6.9%
Bremen Civil Town	33,382	34,231	0	674	68,287	2,176,640	3.1%
Culver Civil Town	0	0	0	1,151	1,151	957,359	0.1%
Lapaz Civil Town	0	0	0	42	42	101,898	0.0%
Culver Community School Corp	0	0	0	866	866	2,384,348	0.0%
Argos Community School Corp	4,841	20,231	0	574	25,645	1,352,368	1.9%
Bremen Public School Corp	19,378	19,634	0	763	39,775	2,870,381	1.4%
Plymouth Community School Corp	40,657	120,403	0	2,734	163,794	7,217,039	2.3%
Triton School Corp	3,630	18,192	0	181	22,003	1,391,575	1.6%
John Glenn School Corp	0	0	0	285	285	1,077,970	0.0%
Union-North United School Corp	0	0	0	6,474	6,474	1,591,233	0.4%
Argos Public Library	517	2,159	0	61	2,737	144,323	1.9%
Bourbon Public Library	426	2,136	0	21	2,584	111,604	2.3%
Bremen Public Library	2,754	2,791	0	108	5,654	408,000	1.4%
Culver Public Library	0	0	0	170	170	467,772	0.0%
Plymouth Public Library	5,891	17,447	0	396	23,735	1,045,811	2.3%
Marshall County Solid Waste Mgmt Dist	922	2,330	0	149	3,401	265,990	1.3%
Plymouth City Redevelopment Comm	0	0	0	0	0	0	
Bremen Town Redevelopment Comm	0	0	0	0	0	0	
TIF - Bremen 006	0	2,314	0	0	2,314	689,372	0.3%
TIF - Argos Green 008	0	82	0	0	82	21,346	0.4%
TIF - Union 013	0	0	0	0	0	331	0.0%
TIF - Culver 014	0	0	0	0	0	396,463	0.0%
TIF - Plymouth (Center) 019	172	4,885	0	0	5,057	870,320	0.6%
TIF - Plymouth West 020	0	0	0	0	0	374,205	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.

2012 Martin County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Martin County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Martin County the average tax bill for all taxpayers decreased by 14.8%. This large tax bill drop was the result of a 5.1% decrease in the tax levy of all local government units, and a new local homestead tax credit. Martin County net assessed value rose due to a big increase in farmland assessments and smaller increases in homestead, other residential, and business assessments. Falling levies and rising assessed values caused tax rates to fall in all Martin County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell by 2.4% in Martin in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-14.8%	$5,681,572	$328,713,942	1.9%
Change		-5.1%	11.3%	-2.4%
2011	9.0%	$5,984,064	$295,361,145	4.3%

Homestead Property Taxes

Homestead property taxes decreased 34.9% on average in Martin County in 2012. The main reason for this sizable reduction was the introduction of a new local homestead credit. In addition, tax rates in all Martin County tax districts decreased. The county average tax rate fell by 14.7%. Martin County's new local homestead credit so reduced homestead tax bills that only a few homesteads were eligible for tax cap credits in 2012.

Comparable Homestead Property Tax Changes in Martin County

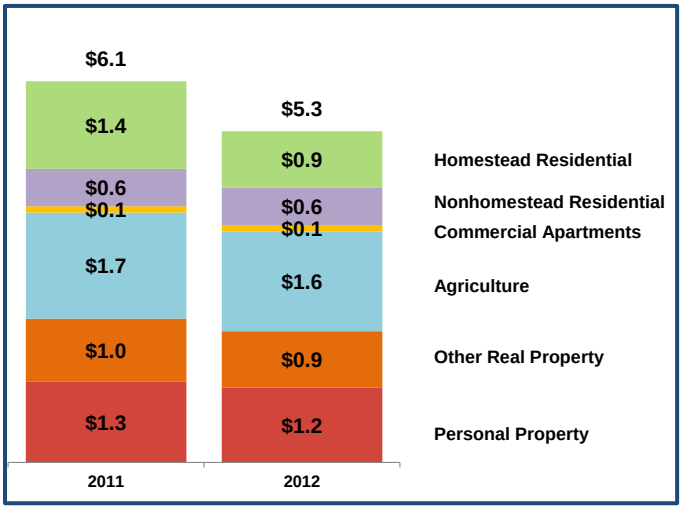
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	97	3.4%
No Change	225	7.8%
Lower Tax Bill	2,550	88.8%
Average Change in Tax Bill	**-34.9%**	
Detailed Change in Tax Bill		
20% or More	41	1.4%
10% to 19%	13	0.5%
1% to 9%	43	1.5%
0%	225	7.8%
-1% to -9%	60	2.1%
-10% to -19%	141	4.9%
-20% or More	2,349	81.8%
Total	**2,872**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest part of Martin County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by owners of agricultural property. Net tax bills for all taxpayers decreased 14.8% in Martin County in 2012. Net taxes were lower on all property types except for a small increase for commercial apartments.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all Martin County tax districts. The average tax rate fell by 14.7%, because of a drop in tax levies and a sizable increase in net assessed value.

Levies in Martin County decreased by 5.1%, mostly due to a levy reduction in the Shoals Community School Corporation. The corporation had large decreases in its bus replacement and capital projects funds.

Martin County's total net assessed value increased 5.5% in 2012. Agricultural net assessments rose 9.6%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments rose 3.8%.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$236,983,894	$240,477,179	1.5%	$77,359,653	$80,440,400	4.0%
Other Residential	36,551,500	37,718,460	3.2%	34,381,912	35,420,818	3.0%
Ag Business/Land	93,325,301	103,107,861	10.5%	92,733,549	101,636,550	9.6%
Business Real/Personal	130,884,835	134,235,908	2.6%	111,471,425	115,783,425	3.9%
Total	**$497,745,530**	**$515,539,408**	**3.6%**	**$315,946,539**	**$333,281,193**	**5.5%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Martin County were $108,439, or 1.9% of the levy. This was much less than the state average percentage of the levy of 9.2%, as well as less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Martin County's tax rates were lower than the state average and state median rates.

Almost all of the total tax cap credits were in the 2% nonhomestead/farmland category. The largest percentage losses were in the town of Shoals and the Shoals Public Library, where district tax rates topped $3 per $100 assessed value. The largest dollar losses were in the town of Shoals and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased in Martin County in 2012 by $147,431, or 57.6%. The percentage of the levy lost to credits fell by 2.4%. Credits in the 1% homestead category almost disappeared because of the introduction of the new local homestead credit, financed by local income tax revenue. Decreases in credits in the other categories were due to the large drop in Martin County tax rates. There were no major changes in state policy to affect tax cap credits in 2012.

Tax Cap Category	2011	2012	Difference	% Change
1%	$29,932	$2,124	-$27,807	-92.9%
2%	178,146	93,618	-84,528	-47.4%
3%	36,773	6,195	-30,578	-83.2%
Elderly	11,019	6,501	-4,518	-41.0%
Total	$255,870	$108,439	-$147,431	-57.6%
% of Levy	4.3%	1.9%		-2.4%

Martin County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*8,448,451*	*5,529,124*	*5,751,249*	*5,984,064*	*5,681,572*	*-34.6%*	*4.0%*	*4.0%*	*-5.1%*
State Unit	7,948	0	0	0	0	-100.0%			
Martin County	1,934,102	1,506,755	1,559,575	1,597,609	1,645,541	-22.1%	3.5%	2.4%	3.0%
Center Township	19,842	20,776	21,323	21,984	22,680	4.7%	2.6%	3.1%	3.2%
Halbert Township	32,267	35,684	37,031	37,914	39,155	10.6%	3.8%	2.4%	3.3%
Lost River Township	14,942	15,100	15,057	15,548	15,880	1.1%	-0.3%	3.3%	2.1%
Mitcheltree Township	30,290	32,164	33,370	34,229	35,324	6.2%	3.7%	2.6%	3.2%
Perry Township	52,708	55,727	57,527	59,269	60,525	5.7%	3.2%	3.0%	2.1%
Rutherford Township	17,998	19,171	19,868	20,353	20,890	6.5%	3.6%	2.4%	2.6%
Loogootee Civil City	438,755	434,286	452,559	463,839	477,568	-1.0%	4.2%	2.5%	3.0%
Crane Civil Town	0	0	0	0	0				
Shoals Civil Town	145,682	152,099	160,135	164,336	169,982	4.4%	5.3%	2.6%	3.4%
Shoals Community School Corp	2,690,365	1,724,952	1,730,729	1,813,276	1,538,063	-35.9%	0.3%	4.8%	-15.2%
Loogootee Community School Corp	2,871,718	1,334,358	1,452,329	1,585,994	1,492,230	-53.5%	8.8%	9.2%	-5.9%
Loogootee Public Library	55,438	52,440	60,271	59,876	50,412	-5.4%	14.9%	-0.7%	-15.8%
Shoals Public Library	18,826	19,657	20,691	21,229	21,940	4.4%	5.3%	2.6%	3.3%
Martin County Solid Waste Mgmt Dist	117,570	125,955	130,784	88,608	91,382	7.1%	3.8%	-32.2%	3.1%

Martin County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
51001	Center Township	1.6065	--	--	--	--	33.5474%	--	1.0676
51002	Shoals Town/Center Township	3.0940	--	--	--	--	33.5474%	--	2.0560
51003	Halbert Township	1.6093	--	--	--	--	33.5474%	--	1.0694
51004	Shoals Town/Halbert Township	3.1091	--	--	--	--	33.5474%	--	2.0661
51005	Lost River Township	1.6096	--	--	--	--	33.5474%	--	1.0696
51006	Mitcheltree Township	1.7206	--	--	--	--	33.5474%	--	1.1434
51007	Perry Township	1.4211	--	--	--	--	33.5474%	--	0.9444
51008	Loogootee City	2.2479	--	--	--	--	33.5474%	--	1.4938
51009	Crane Town	1.4027	--	--	--	--	33.5474%	--	0.9321
51010	Rutherford Township	1.4232	--	--	--	--	33.5474%	--	0.9458

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Martin County 2012 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	*2,124*	*93,618*	*6,195*	*6,501*	*108,439*	*5,681,572*	*1.9%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*6,858*	*0.0%*
County Total	*2,124*	*93,618*	*6,195*	*6,501*	*108,439*	*5,688,430*	*1.9%*
Martin County	450	17,916	998	1,629	20,993	1,645,541	1.3%
Center Township	2	255	13	7	276	22,680	1.2%
Halbert Township	12	365	77	15	469	39,155	1.2%
Lost River Township	0	0	0	4	4	15,880	0.0%
Mitcheltree Township	5	0	0	15	20	35,324	0.1%
Perry Township	21	706	0	84	812	60,525	1.3%
Rutherford Township	0	0	0	25	25	20,890	0.1%
Loogootee Civil City	470	15,565	0	1,411	17,446	477,568	3.7%
Crane Civil Town	0	0	0	0	0	0	
Shoals Civil Town	252	20,691	2,675	209	23,827	169,982	14.0%
Shoals Community School Corp	290	15,717	2,032	591	18,631	1,538,063	1.2%
Loogootee Community School Corp	516	17,094	0	2,244	19,854	1,492,230	1.3%
Loogootee Public Library	50	1,643	0	149	1,842	50,412	3.7%
Shoals Public Library	32	2,671	345	27	3,075	21,940	14.0%
Martin County Solid Waste	0	0	0	0	0	0	
Martin County Solid Waste Mgmt Dist	25	995	55	90	1,166	91,382	1.3%
TIF - Crane-WG Tech Park	0	0	0	0	0	6,858	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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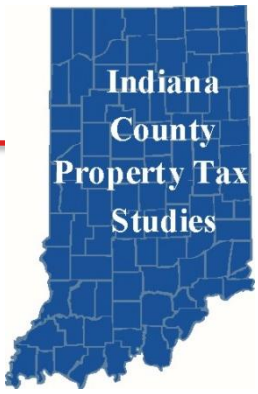

Legislative Services Agency August 2012

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In Miami County the average tax bill for all taxpayers increased 3.7%. The tax levy of all local government units rose 3.1%, but the tax bill increase was mainly the result of a drop in local homestead tax credits. Miami County certified net assessed value increased 2.8%, mostly due to rising farmland assessments. A levy increase similar to net assessment growth caused a mixture of rising and falling tax rates in Miami County tax districts. These rate changes, along with changes in local property tax credits left tax cap credits as a percent of the levy almost unchanged.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	3.7%	$23,098,864	$997,216,437	8.2%
Change		3.1%	2.8%	0.0%
2011	2.0%	$22,402,144	$970,068,941	8.2%

Homestead Property Taxes

Homestead property taxes increased 40.4% on average in Miami County in 2012. The main reason for this increase was changes in local property tax credits. One of three homestead credits was eliminated, and the residential credit was increased, which allocated less tax relief to homesteads. Miami County's local homestead credits are still so high and homestead tax bills so low that only six homesteads in the county were eligible for tax cap credits. The county average tax rate was almost unchanged, rising 0.3%. Tax rates rose in half of Miami County's taxing districts, and fell in the other half.

Comparable Homestead Property Tax Changes in Miami County

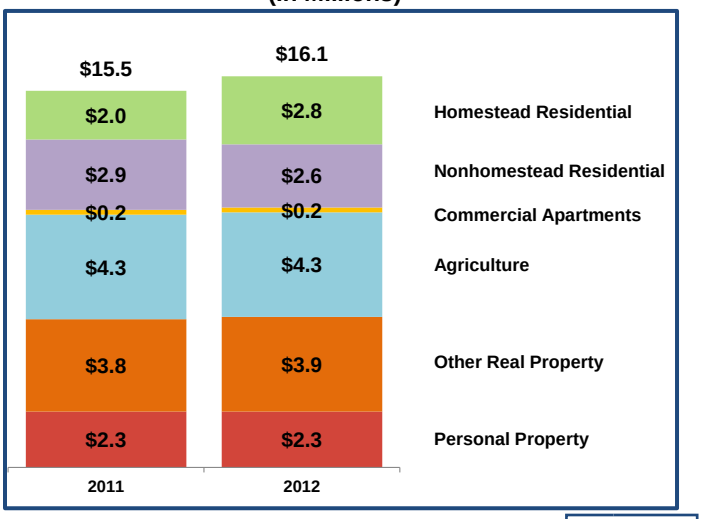
	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	7,649	81.6%
No Change	1,009	10.8%
Lower Tax Bill	716	7.6%
Average Change in Tax Bill	**40.4%**	
Detailed Change in Tax Bill		
20% or More	6,366	67.9%
10% to 19%	596	6.4%
1% to 9%	687	7.3%
0%	1,009	10.8%
-1% to -9%	252	2.7%
-10% to -19%	121	1.3%
-20% or More	343	3.7%
Total	**9,374**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest part of Miami County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by owners of agricultural property. Net tax bills for all taxpayers increased 3.7% in Miami County in 2012. Net taxes were lower for commercial apartments and nonhomestead residential (mostly small rentals and second homes) and slightly lower for personal property. Net taxes were higher for homesteads, agricultural property, and other real property. The increase for homeowners and decreases for apartments and nonhomestead residential were caused by the changes in the distribution of property tax credits.

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



Tax Rates, Levies, and Assessed Values

Property tax rates rose in half and fell in the other half of Miami County's tax districts. The average tax rate was nearly unchanged, rising 0.3%. The increase in the levy slightly exceeded the rise in certified net assessed values.

Levies in Miami County increased by 3.1%. The largest levy increase was in Peru Community School Corporation, which had significant increases in its debt service and transportation funds. North Miami Consolidated School Corporation had a large decease in its bus replacement fund.

Miami County's total net assessed value increased 1.7% in 2012. Agricultural net assessments rose 10.4%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 1.9%, led by drops in homestead and other residential assessments. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$840,414,443	$827,064,360	-1.6%	$272,548,866	$263,658,158	-3.3%
Other Residential	168,383,040	161,981,110	-3.8%	165,240,621	158,903,388	-3.8%
Ag Business/Land	289,193,200	320,913,000	11.0%	288,084,354	318,127,328	10.4%
Business Real/Personal	314,926,377	315,660,964	0.2%	264,910,417	266,887,661	0.7%
Total	**$1,612,917,060**	**$1,625,619,434**	**0.8%**	**$990,784,258**	**$1,007,576,535**	**1.7%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Miami County were $1.9 million, or 8.2% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Miami County's tax rates were a little less than the state average, but higher than the state median.

More than half of the total tax cap credits were in the 3% business real and personal category, and almost all of the rest were in the 2% nonhomestead/farmland category. Miami County saw hardly any tax cap credits in the 1% homestead category, because of its large local homestead credits. The largest percentage losses were in the Peru city, township, library district and school corporation, where district tax rates exceeded $4 per $100 assessed value. The largest dollar losses were in the city of Peru, the Peru School Corporation, and the county unit.

Tax Cap Credits by Category

Tax Cap Category	2011	2012	Difference	% Change
1%	$516	$707	$190	36.9%
2%	973,661	717,310	-256,350	-26.3%
3%	865,902	1,166,578	300,677	34.7%
Elderly	11,695	25,204	13,509	115.5%
Total	$1,851,774	$1,909,799	$58,025	3.1%
% of Levy	8.2%	8.2%		0.0%

Tax cap credits increased slightly in Miami County in 2012 by $58,025, or 3.1%. The percentage of the levy lost to credits did not change, remaining at 8.2%. The rearrangement of local credits had the biggest effect on tax cap credits. The qualified residential credit was increased, and this reduced the tax bills and tax cap credits of the nonhomestead residential property in the 2% category. The local property tax replacement credit decreased, which accounts for the rise in tax cap credits in the 3% business category. Local homestead credit rates declined, but not enough to increase tax cap credits in the 1% category by very much. There were no major changes in state policy to affect tax cap credits in 2012.

Miami County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*35,170,602*	*22,243,438*	*23,584,392*	*22,402,144*	*23,098,864*	*-36.8%*	*6.0%*	*-5.0%*	*3.1%*
State Unit	29,346	0	0	0	0	-100.0%			
Miami County	7,700,961	5,369,432	5,738,100	5,906,751	5,906,512	-30.3%	6.9%	2.9%	0.0%
Allen Township	15,426	15,832	28,162	23,679	25,014	2.6%	77.9%	-15.9%	5.6%
Butler Township	12,350	12,826	13,300	13,202	14,092	3.9%	3.7%	-0.7%	6.7%
Clay Township	18,791	19,691	20,402	20,916	21,553	4.8%	3.6%	2.5%	3.0%
Deer Creek Township	21,374	22,619	23,451	24,084	21,259	5.8%	3.7%	2.7%	-11.7%
Erie Township	14,516	15,041	15,619	16,015	16,517	3.6%	3.8%	2.5%	3.1%
Harrison Township	15,669	16,294	7,846	12,676	12,677	4.0%	-51.8%	61.6%	0.0%
Jackson Township	28,685	30,248	31,378	31,031	33,151	5.4%	3.7%	-1.1%	6.8%
Jefferson Township	38,539	40,898	42,412	43,488	43,484	6.1%	3.7%	2.5%	0.0%
Perry Township	23,262	24,908	25,792	26,446	27,292	7.1%	3.5%	2.5%	3.2%
Peru Township	112,522	119,125	123,489	126,635	130,247	5.9%	3.7%	2.5%	2.9%
Pipe Creek Township	41,637	44,006	46,375	47,450	19,474	5.7%	5.4%	2.3%	-59.0%
Richland Township	16,016	17,054	17,703	18,156	18,675	6.5%	3.8%	2.6%	2.9%
Union Townshp	17,835	19,392	20,114	20,618	21,287	8.7%	3.7%	2.5%	3.2%
Washington Township	52,899	54,973	57,055	51,742	60,338	3.9%	3.8%	-9.3%	16.6%
Peru Civil City	5,974,014	5,846,332	6,010,782	5,926,796	6,058,574	-2.1%	2.8%	-1.4%	2.2%
Amboy Civil Town	35,950	33,100	33,100	32,981	33,097	-7.9%	0.0%	-0.4%	0.4%
Bunker Hill Civil Town	174,411	181,664	187,884	187,296	187,854	4.2%	3.4%	-0.3%	0.3%
Converse Civil Town	224,728	200,784	221,656	226,894	222,589	-10.7%	10.4%	2.4%	-1.9%
Denver Civil Town	17,805	4,361	20,102	18,685	19,091	-75.5%	360.9%	-7.0%	2.2%
Macy Civil Town	13,761	14,585	14,584	15,250	15,734	6.0%	0.0%	4.6%	3.2%
Maconaquah School Corp	7,330,606	3,393,344	3,072,154	3,158,518	3,365,437	-53.7%	-9.5%	2.8%	6.6%
North Miami Consolidated School Corp	4,132,642	2,009,099	2,291,244	2,112,984	1,816,529	-51.4%	14.0%	-7.8%	-14.0%
Oak Hill United School Corp	1,359,588	842,063	813,417	819,967	866,767	-38.1%	-3.4%	0.8%	5.7%
Peru Community School Corp	7,334,594	3,488,102	4,281,282	3,081,490	3,691,051	-52.4%	22.7%	-28.0%	19.8%
Converse Public Library	67,923	70,605	73,371	75,470	77,523	3.9%	3.9%	2.9%	2.7%
Peru Public Library	333,845	334,264	353,618	362,924	373,046	0.1%	5.8%	2.6%	2.8%
Miami County Solid Waste Management Dist	0	0	0	0	0				
Converse Redevelopment Commission	10,907	2,796	0	0	0	-74.4%	-100.0%		
Miami County Redevelopment (Grissom)	0	0	0	0	0				

Miami County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
52001	Allen Township	1.4130	9.5145%	3.9008%	50.8551%	--	--	24.6526%	0.1565
52002	Macy Town	2.1141	9.5145%	3.9008%	6.9303%	--	--	24.6526%	1.1628
52003	Butler Township	1.5369	9.5145%	3.9008%	15.6907%	--	--	24.6526%	0.7107
52004	Clay Township	1.5525	9.5145%	3.9008%	21.5979%	--	--	24.6526%	0.6262
52005	Deer Creek Township	1.5424	9.5145%	3.9008%	10.4863%	--	--	24.6526%	0.7935
52006	Erie Township	1.8220	9.5145%	3.9008%	2.8750%	--	--	24.6526%	1.0760
52007	Harrison Township	1.5367	9.5145%	3.9008%	19.6516%	--	--	24.6526%	0.6497
52009	Jackson Township	2.1525	9.5145%	3.9008%	55.8533%	--	--	24.6526%	0.1308
52010	Amboy Town	2.6561	9.5145%	3.9008%	14.2415%	--	--	24.6526%	1.2667
52011	Converse Town	3.8193	9.5145%	3.9008%	20.1670%	--	--	24.6526%	1.5951
52012	Jefferson Township	1.3923	9.5145%	3.9008%	7.3906%	--	--	24.6526%	0.7594
52013	Denver Town	1.6362	9.5145%	3.9008%	2.2005%	--	--	24.6526%	0.9773
52014	Perry Township	1.3770	9.5145%	3.9008%	32.6252%	--	--	24.6526%	0.4036
52015	Peru Township	2.6820	9.5145%	3.9008%	15.3973%	--	--	24.6526%	1.2481
52016	Peru City-Peru Township	4.3832	9.5145%	3.9008%	24.6714%	--	--	24.6526%	1.6332
52017	Pipe Creek Township	1.5197	9.5145%	3.9008%	27.5871%	--	--	24.6526%	0.5219
52018	Bunker Hill Town	3.2406	9.5145%	3.9008%	1.2793%	--	--	24.6526%	1.9655
52019	Richland Township	1.3656	9.5145%	3.9008%	3.8941%	--	--	24.6526%	0.7926
52020	Union Township	1.3959	9.5145%	3.9008%	4.6731%	--	--	24.6526%	0.7993
52021	Washington Township	1.5876	9.5145%	3.9008%	20.9163%	--	--	24.6526%	0.6512
52022	Peru City-Annex-Washington Twp	4.1298	9.5145%	3.9008%	0.0032%	--	--	24.6526%	2.5575
52023	Peru City South-Washington Twp	4.3766	9.5145%	3.9008%	4.4034%	--	--	24.6526%	2.5178

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Miami County 2012 Circuit Breaker Cap Credits

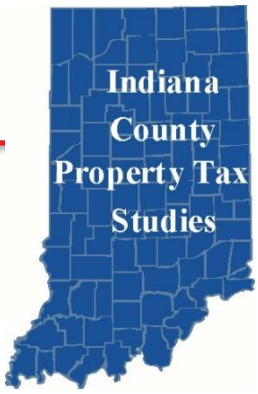
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*707*	*715,576*	*1,151,983*	*25,204*	*1,893,470*	*23,098,864*	*8.2%*
TIF Total	*0*	*1,734*	*14,595*	*0*	*16,330*	*277,771*	*5.9%*
County Total	*707*	*717,310*	*1,166,578*	*25,204*	*1,909,799*	*23,376,635*	*8.2%*
Miami County	108	103,087	156,218	7,210	266,624	5,906,512	4.5%
Allen Township	0	0	0	2	2	25,014	0.0%
Butler Township	0	0	0	5	5	14,092	0.0%
Clay Township	0	0	0	21	21	21,553	0.1%
Deer Creek Township	0	0	0	23	23	21,259	0.1%
Erie Township	0	0	0	21	21	16,517	0.1%
Harrison Township	0	0	0	5	5	12,677	0.0%
Jackson Township	0	151	163	40	354	33,151	1.1%
Jefferson Township	0	0	0	208	208	43,484	0.5%
Perry Township	0	0	0	11	11	27,292	0.0%
Peru Township	0	6,633	11,594	101	18,329	130,247	14.1%
Pipe Creek Township	1	44	0	26	71	19,474	0.4%
Richland Township	0	0	0	29	29	18,675	0.2%
Union Townshp	0	0	0	6	6	21,287	0.0%
Washington Township	5	1,033	517	67	1,621	60,338	2.7%
Peru Civil City	276	363,564	622,018	4,460	990,317	6,058,574	16.3%
Amboy Civil Town	0	31	0	198	229	33,097	0.7%
Bunker Hill Civil Town	119	4,814	0	331	5,263	187,854	2.8%
Converse Civil Town	0	10,131	11,041	526	21,699	222,589	9.7%
Denver Civil Town	0	0	0	116	116	19,091	0.6%
Macy Civil Town	0	0	0	31	31	15,734	0.2%
North Grove Civil Town	0	0	0	0	0	0	
Maconaquah School Corp	120	4,766	1,285	3,443	9,613	3,365,437	0.3%
North Miami Consolidated School Corp	0	0	0	3,482	3,482	1,816,529	0.2%
Oak Hill United School Corp	0	8,232	8,886	1,409	18,527	866,767	2.1%
Peru Community School Corp	59	188,631	296,423	3,068	488,180	3,691,051	13.2%
Converse Public Library	0	736	795	126	1,657	77,523	2.1%
Peru Public Library	19	23,724	43,042	240	67,025	373,046	18.0%
Miami County Solid Waste Management Dist	0	0	0	0	0	0	
Converse Redevelopment Commission	0	0	0	0	0	0	
Miami County Redevelopment (Grissom)	0	0	0	0	0	0	
TIF - Converse Downtown TIF 001	0	1,734	14,595	0	16,330	134,433	12.1%
TIF - Grissom TIF Dist 017	0	0	0	0	0	143,338	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.

2012 Monroe County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Monroe County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Monroe County the average tax bill for all taxpayers increased 1.0%. This tax bill rise was the result of the 1.8% increase in the tax levy of all local government units and an increase in certified net assessed value of 2.3%. All categories of net assessed value increased except for agricultural property. A large number of agricultural parcels were reclassified to other categories. Assessed value growth exceeded the levy increase, so the average tax rate fell. Tax rates fell in most taxing districts. Credits as a percent of the levy were almost unchanged in Monroe County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	1.0%	$107,089,336	$6,262,434,138	0.4%
Change		1.8%	2.3%	0.0%
2011	9.1%	$105,152,172	$6,118,817,228	0.4%

Homestead Property Taxes

Homestead property taxes increased 0.7% on average in Monroe County in 2012. Tax rates in most Monroe County tax districts decreased, and the county average tax rate fell by 0.9%. The percentage of Monroe County homesteads at their tax caps rose slightly from 2.5% in 2011 to 2.9% in 2012.

Comparable Homestead Property Tax Changes in Monroe County

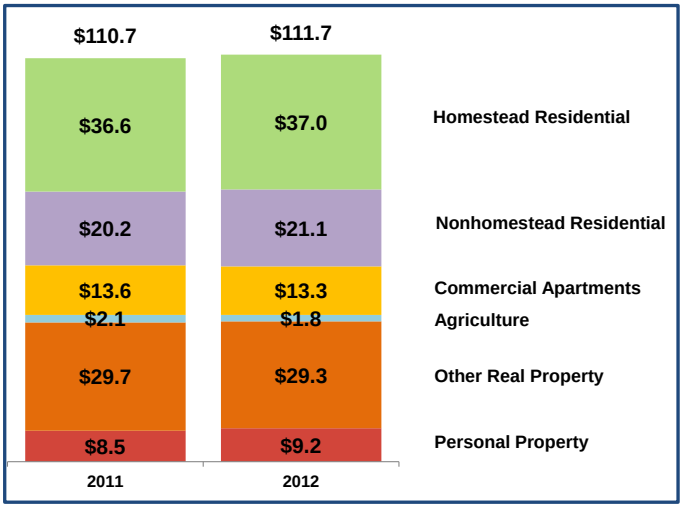
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	15,505	54.6%
No Change	410	1.4%
Lower Tax Bill	12,468	43.9%
Average Change in Tax Bill	**0.7%**	
Detailed Change in Tax Bill		
20% or More	1,284	4.5%
10% to 19%	1,766	6.2%
1% to 9%	12,455	43.9%
0%	410	1.4%
-1% to -9%	10,362	36.5%
-10% to -19%	1,472	5.2%
-20% or More	634	2.2%
Total	**28,383**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Monroe County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers increased 1.0% in Monroe County in 2012. Net taxes were lower for agriculture, commercial apartments, and other real property. Net taxes increased for homeowners, owners of nonhomestead real property (mostly rental housing and second homes), and personal property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in most Monroe County tax districts. The average tax rate fell by 0.9%, because a small levy increase was offset by a larger increase in net assessed value.

Levies in Monroe County increased by 1.8%. The largest levy increase was in the county unit, mainly due to increases in the debt payment and general funds. Monroe County Public Library had a large decrease in its debt service fund.

Monroe County's total net assessed value increased 2.0% in 2012. Agricultural net assessments fell by 16.7% because of a large number of parcel reclassifications from agricultural use to residential or other use. Assessments on property that had an agricultural use in both 2011 and 2012 rose by 6.3% due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Agricultural property is a small part of the Monroe County assessed value. Increases in homestead and business real and personal assessments were the main reason for Monroe County's net assessment increase.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$4,970,967,225	$5,060,926,384	1.8%	$2,391,708,911	$2,457,782,392	2.8%
Other Residential	1,862,076,944	1,908,805,683	2.5%	1,846,924,772	1,895,167,893	2.6%
Ag Business/Land	154,500,590	129,260,589	-16.3%	154,042,865	128,336,697	-16.7%
Business Real/Personal	2,724,485,644	2,758,091,896	1.2%	2,108,877,537	2,151,500,708	2.0%
Total	**$9,712,030,403**	**$9,857,084,552**	**1.5%**	**$6,501,554,085**	**$6,632,787,690**	**2.0%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Monroe County were $499,082, or 0.4% of the levy. This was much less than the state average percentage of the levy of 9.2%, and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Monroe County's tax rates were lower than the state average and the state median.

Almost equal amounts of the total tax cap credits were in the 1% homestead category, the 2% nonhomestead/farmland category, and the elderly category, which limits tax bills of older homeowners to 2% per year. The largest percentage losses were in Ellettsville and the Richland Bean Blossom School Corporation, where district tax rates were above $2 per $100 assessed value. The largest dollar losses were in the Richland Bean Blossom School Corporation, Ellettsville, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased slightly in Monroe County in 2012 by $6,879, or 1.4%. The percentage of the levy lost to credits was nearly unchanged. There were no major changes in state policy to affect tax cap credits in 2012. Monroe County credits did not change very much because changes in district tax rates were small, especially in the three districts with tax rates above $2, where most property eligible for tax cap credits was located.

Tax Cap Category	2011	2012	Difference	% Change
1%	$176,959	$160,394	-$16,565	-9.4%
2%	152,473	163,569	11,095	7.3%
3%	0	0	0	0.0%
Elderly	176,529	175,120	-1,409	-0.8%
Total	$505,961	$499,082	-$6,879	-1.4%
% of Levy	0.4%	0.4%		0.0%

Monroe County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*139,695,441*	*88,998,327*	*96,705,044*	*105,152,172*	*107,089,336*	*-36.3%*	*8.7%*	*8.7%*	*1.8%*
State Unit	161,865	0	0	0	0	-100.0%			
Monroe County	25,628,661	19,772,568	20,387,067	18,901,026	20,979,155	-22.8%	3.1%	-7.3%	11.0%
Bean Blossom Township	80,200	78,206	81,812	132,283	131,526	-2.5%	4.6%	61.7%	-0.6%
Benton Township	157,403	179,067	173,620	138,519	137,212	13.8%	-3.0%	-20.2%	-0.9%
Bloomington Township	971,241	914,775	1,219,245	1,159,360	1,191,703	-5.8%	33.3%	-4.9%	2.8%
Clear Creek Township	147,424	148,342	164,044	162,722	168,060	0.6%	10.6%	-0.8%	3.3%
Indian Creek Township	56,533	59,563	61,800	60,269	65,453	5.4%	3.8%	-2.5%	8.6%
Perry Township	501,201	535,453	593,837	570,746	584,279	6.8%	10.9%	-3.9%	2.4%
Polk Township	36,981	38,445	39,894	40,921	42,244	4.0%	3.8%	2.6%	3.2%
Richland Township	606,039	558,985	597,336	593,865	589,681	-7.8%	6.9%	-0.6%	-0.7%
Salt Creek Township	54,540	147,536	156,960	53,247	293,457	170.5%	6.4%	-66.1%	451.1%
Van Buren Township	954,560	1,110,891	1,140,071	1,173,069	1,263,315	16.4%	2.6%	2.9%	7.7%
Washington Township	60,411	62,677	65,478	67,085	62,433	3.8%	4.5%	2.5%	-6.9%
Bloomington Civil City	24,246,828	22,924,089	24,383,956	24,923,939	25,591,698	-5.5%	6.4%	2.2%	2.7%
Ellettsville Civil Town	1,094,772	1,171,801	1,314,547	1,361,178	1,590,993	7.0%	12.2%	3.5%	16.9%
Stinesville Civil Town	7,229	6,767	7,371	7,346	7,298	-6.4%	8.9%	-0.3%	-0.7%
Richland-Bean Blossom Comm School Corp	12,601,033	5,558,382	4,846,369	8,578,516	8,217,355	-55.9%	-12.8%	77.0%	-4.2%
Monroe County Community School Corp	61,312,734	25,644,864	30,378,122	36,555,541	36,968,214	-58.2%	18.5%	20.3%	1.1%
Monroe County Public Library	6,346,465	5,678,791	7,131,851	6,712,343	5,172,770	-10.5%	25.6%	-5.9%	-22.9%
Bloomington Transportation	926,385	961,761	997,702	1,023,650	1,056,478	3.8%	3.7%	2.6%	3.2%
Perry-Clear Creek Fire Protection	1,211,770	1,089,245	1,345,557	1,272,229	1,422,928	-10.1%	23.5%	-5.4%	11.8%
Monroe County Solid Waste Mgmt Dist	1,638,885	1,432,965	1,618,405	1,664,318	1,553,084	-12.6%	12.9%	2.8%	-6.7%
Bloomington City Redevelopment	692,915	718,157	0	0	0	3.6%	-100.0%		
Monroe County Redevelopment Commission	199,366	204,997	0	0	0	2.8%	-100.0%		

Monroe County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Rate, Homesteads
53001	Bean Blossom Township	1.6685	--	3.6941%	--	--	--	--	1.6069
53002	Stinesville Town	1.7597	--	3.6941%	--	--	--	--	1.6947
53003	Benton Township	1.1679	--	3.6941%	--	--	--	--	1.1248
53004	Bloomington Township	1.4208	--	3.6941%	--	--	--	--	1.3683
53005	Bloomington City-Bloomington Twp	1.9395	--	3.6941%	--	--	--	--	1.8679
53006	Clear Creek Township	1.3016	--	3.6941%	--	--	--	--	1.2535
53007	Indian Creek Township	1.2017	--	3.6941%	--	--	--	--	1.1573
53008	Perry Township	1.2695	--	3.6941%	--	--	--	--	1.2226
53009	Bloomington City-Perry Township	1.9390	--	3.6941%	--	--	--	--	1.8674
53010	Polk Township	1.3944	--	3.6941%	--	--	--	--	1.3429
53011	Richland Township	1.6680	--	3.6941%	--	--	--	--	1.6064
53012	Bloomington City-Richland Twp	2.3710	--	3.6941%	--	--	--	--	2.2834
53013	Elletsville Town	2.4504	--	3.6941%	--	--	--	--	2.3599
53014	Salt Creek Township	1.3506	--	3.6941%	--	--	--	--	1.3007
53015	Van Buren Township	1.3719	--	3.6941%	--	--	--	--	1.3212
53016	Bloomington City-Van Buren Twp	1.9766	--	3.6941%	--	--	--	--	1.9036
53017	Washington Township	1.1583	--	3.6941%	--	--	--	--	1.1155
53018	Ellettsville Bean Blossom	2.4539	--	3.6941%	--	--	--	--	2.3633

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Monroe County 2012 Circuit Breaker Cap Credits

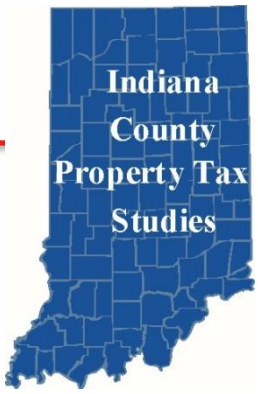
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*160,394*	*163,569*	*0*	*175,120*	*499,082*	*107,089,336*	*0.5%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*8,167,621*	*0.0%*
County Total	*160,394*	*163,569*	*0*	*175,120*	*499,082*	*115,256,957*	*0.4%*
Monroe County	26,578	22,368	0	34,222	83,168	20,979,155	0.4%
Bean Blossom Township	136	4	0	524	664	131,526	0.5%
Benton Township	0	0	0	108	108	137,212	0.1%
Bloomington Township	579	0	0	2,320	2,899	1,191,703	0.2%
Clear Creek Township	85	0	0	182	267	168,060	0.2%
Indian Creek Township	4	0	0	101	105	65,453	0.2%
Perry Township	793	0	0	844	1,637	584,279	0.3%
Polk Township	52	0	0	144	195	42,244	0.5%
Richland Township	859	1,138	0	1,410	3,408	589,681	0.6%
Salt Creek Township	208	0	0	404	612	293,457	0.2%
Van Buren Township	154	0	0	3,218	3,372	1,263,315	0.3%
Washington Township	0	0	0	34	34	62,433	0.1%
Bloomington Civil City	28,916	413	0	30,902	60,231	25,591,698	0.2%
Ellettsville Civil Town	29,268	59,059	0	8,300	96,627	1,590,993	6.1%
Stinesville Civil Town	1	0	0	28	29	7,298	0.4%
Richland-Bean Blossom Comm School Corp	39,859	73,399	0	25,797	139,055	8,217,355	1.7%
Monroe County Community School Corp	22,806	0	0	52,132	74,938	36,968,214	0.2%
Monroe County Public Library	6,553	5,515	0	8,438	20,506	5,172,770	0.4%
Bloomington Transportation	1,194	17	0	1,276	2,486	1,056,478	0.2%
Perry-Clear Creek Fire Protection	381	0	0	2,203	2,584	1,422,928	0.2%
Monroe County Solid Waste Mgmt Dist	1,968	1,656	0	2,533	6,157	1,553,084	0.4%
Bloomington City Redevelopment	0	0	0	0	0	0	
Monroe County Redevelopment Commission	0	0	0	0	0	0	
TIF - Bloomington Township	0	0	0	0	0	46,876	0.0%
TIF - Bloomington City	0	0	0	0	0	3,020,918	0.0%
TIF - Perry Township	0	0	0	0	0	292,537	0.0%
TIF - Perry City	0	0	0	0	0	2,472,396	0.0%
TIF - Richland Township	0	0	0	0	0	1,476,870	0.0%
TIF - Richland City	0	0	0	0	0	858,023	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.

2012 Montgomery County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Montgomery County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Montgomery County the average tax bill for all taxpayers decreased by 0.9%. This tax bill fall was mainly the result of the 1.7% decrease in the tax levy of all local government units. Montgomery County certified net assessed value increased 5.2%, mostly due to rising agricultural and business net assessments. Homestead and other residential assessments declined, which may have been a legacy of the recession. Falling levies and rising assessed values caused tax rates to fall in almost all Montgomery County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell by 1.2% in Montgomery County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-0.9%	$41,072,426	$1,946,532,263	6.4%
Change		-1.7%	5.2%	-1.2%
2011	11.8%	$41,778,646	$1,850,460,534	7.6%

Homestead Property Taxes

Homestead property taxes decreased 13.5% on average in Montgomery County in 2012. Tax rates decreased in almost all of Montgomery County's tax districts. The county average tax rate fell by 6.5%. Homestead assessments also fell, which added to the effect of lower rates on homestead tax bills. Montgomery County's local homestead credit is so large that no homesteads qualified for tax cap credits in 2011 or 2012.

Comparable Homestead Property Tax Changes in Montgomery County

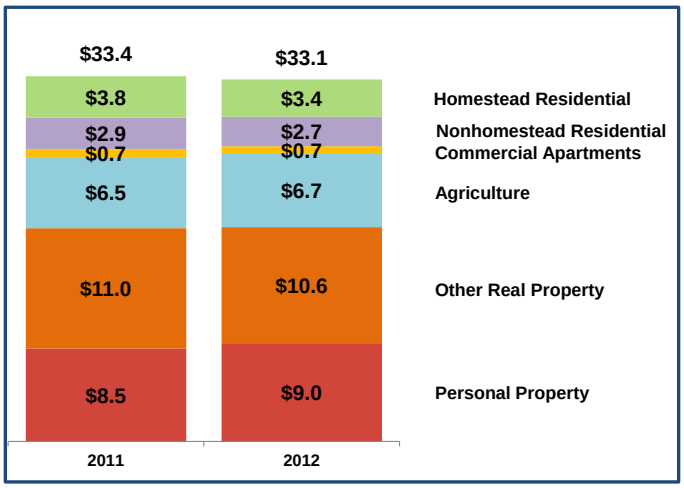
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,672	15.2%
No Change	397	3.6%
Lower Tax Bill	8,960	81.2%
Average Change in Tax Bill	**-13.5%**	
Detailed Change in Tax Bill		
20% or More	743	6.7%
10% to 19%	218	2.0%
1% to 9%	711	6.4%
0%	397	3.6%
-1% to -9%	1,251	11.3%
-10% to -19%	5,725	51.9%
-20% or More	1,984	18.0%
Total	**11,029**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Montgomery County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by owners of agricultural property. Net tax bills for all taxpayers decreased 0.9% in Montgomery County in 2012. Net taxes were especially lower for homesteads and were lower for nonhomestead residential property (mostly rental housing and second homes) and other real property. Personal property, agricultural property, and commercial apartment net taxes increased.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in almost all Montgomery County tax districts. The average tax rate fell by 6.5%, because of a levy decrease and an increase in net assessed value.

Levies in Montgomery County decreased by 1.7%. Crawfordsville Community School Corporation experienced large decreases in its capital projects, bus replacement, and debt service funds. The largest levy increase was in the city of Crawfordsville, which had an increase in its motor vehicle highway fund.

Montgomery County's total net assessed value increased 5.3% in 2012. Agricultural net assessments rose 13.8%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Business, homestead, and other residential gross assessments fell. This decline may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$1,158,685,324	$1,150,810,479	-0.7%	$432,207,339	$427,708,051	-1.0%
Other Residential	174,161,289	172,361,900	-1.0%	173,711,300	171,862,194	-1.1%
Ag Business/Land	420,321,901	478,644,896	13.9%	419,799,201	477,792,926	13.8%
Business Real/Personal	1,183,338,010	1,176,353,193	-0.6%	859,553,746	907,635,243	5.6%
Total	**$2,936,506,524**	**$2,978,170,468**	**1.4%**	**$1,885,271,586**	**$1,984,998,414**	**5.3%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Montgomery County were $2.7 million, or 6.4% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Montgomery County's tax rates were lower than the state average but higher than the state median.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 3% business real and personal property category. Montgomery County had no tax cap credits in the 1% homestead category because its large local homestead credits reduced homeowner tax bills substantially. The largest percentage losses were in the city of Crawfordsville and the Crawfordsville School Corporation, where the district tax rate exceeded $3 per $100 assessed value. The largest dollar losses were in the city of Crawfordsville, the Crawfordsville School Corporation, and the county unit.

Tax cap credits decreased in Montgomery County in 2012 by $540,936, or 16.4%. The percentage of the levy lost to credits fell by 1.2%. There were no major changes in state policy to affect tax cap credits in 2012. Montgomery County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$0	$0	$0	0.0%
2%	1,691,648	1,539,293	-152,355	-9.0%
3%	1,393,214	1,052,964	-340,251	-24.4%
Elderly	204,692	156,362	-48,331	-23.6%
Total	$3,289,554	$2,748,619	-$540,936	-16.4%
% of Levy	7.6%	6.4%		-1.2%

Montgomery County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*56,939,232*	*35,445,236*	*39,461,256*	*41,778,646*	*41,072,426*	*-37.7%*	*11.3%*	*5.9%*	*-1.7%*
State Unit	47,454	0	0	0	0	-100.0%			
Montgomery County	9,453,161	5,900,022	7,206,837	8,232,699	7,971,049	-37.6%	22.1%	14.2%	-3.2%
Brown Township	46,206	58,592	63,079	50,164	59,440	26.8%	7.7%	-20.5%	18.5%
Clark Township	31,982	32,499	33,680	34,656	35,803	1.6%	3.6%	2.9%	3.3%
Coal Creek Township	91,822	101,959	104,378	81,416	60,492	11.0%	2.4%	-22.0%	-25.7%
Franklin Township	31,442	30,386	32,031	32,882	33,154	-3.4%	5.4%	2.7%	0.8%
Madison Township	131,681	139,263	145,366	117,201	113,415	5.8%	4.4%	-19.4%	-3.2%
Ripley Township	51,737	107,241	72,779	33,157	42,916	107.3%	-32.1%	-54.4%	29.4%
Scott Township	31,692	32,517	33,829	34,010	32,209	2.6%	4.0%	0.5%	-5.3%
Sugar Creek Township	18,069	18,613	19,300	19,793	19,447	3.0%	3.7%	2.6%	-1.7%
Union Township	500,364	490,292	510,929	508,015	515,409	-2.0%	4.2%	-0.6%	1.5%
Walnut Township	35,085	34,968	35,920	22,232	22,421	-0.3%	2.7%	-38.1%	0.9%
Wayne Township	69,351	75,149	36,774	37,694	38,646	8.4%	-51.1%	2.5%	2.5%
Crawfordsville Civil City	7,441,264	6,514,365	7,304,911	7,509,752	7,741,380	-12.5%	12.1%	2.8%	3.1%
Alamo Civil Town	5,045	4,408	5,058	5,045	4,070	-12.6%	14.7%	-0.3%	-19.3%
Darlington Civil Town	72,224	70,184	73,491	76,344	78,547	-2.8%	4.7%	3.9%	2.9%
Ladoga Civil Town	112,874	146,417	155,061	158,819	162,534	29.7%	5.9%	2.4%	2.3%
Linden Civil Town	72,711	59,618	41,732	72,963	72,650	-18.0%	-30.0%	74.8%	-0.4%
New Market Civil Town	49,942	47,047	50,961	52,238	54,055	-5.8%	8.3%	2.5%	3.5%
Waveland Civil Town	27,791	28,949	30,064	30,726	30,696	4.2%	3.9%	2.2%	-0.1%
Waynetown Civil Town	71,369	73,065	75,553	77,375	82,586	2.4%	3.4%	2.4%	6.7%
Wingate Civil Town	53,288	47,019	47,018	46,885	54,225	-11.8%	0.0%	-0.3%	15.7%
New Richmond Civil Town	58,523	61,598	63,939	55,883	67,702	5.3%	3.8%	-12.6%	21.1%
New Ross Civil Town	28,474	29,386	30,335	30,989	32,065	3.2%	3.2%	2.2%	3.5%
North Montgomery Community School Corp	11,442,464	6,085,075	6,119,137	6,212,399	6,073,247	-46.8%	0.6%	1.5%	-2.2%
South Montgomery Community School Corp	12,290,008	7,766,421	7,751,485	8,306,850	8,210,309	-36.8%	-0.2%	7.2%	-1.2%
Crawfordsville Community School Corp	12,699,664	5,684,750	7,594,478	7,992,728	7,582,331	-55.2%	33.6%	5.2%	-5.1%
Crawfordsville Public Library	1,682,119	1,505,790	1,509,921	1,632,322	1,555,197	-10.5%	0.3%	8.1%	-4.7%
Darlington Public Library	54,179	55,136	58,459	60,032	61,897	1.8%	6.0%	2.7%	3.1%
Ladoga Public Library	41,797	44,056	45,584	46,947	48,399	5.4%	3.5%	3.0%	3.1%
Linden Public Library	133,168	135,694	141,964	139,442	147,140	1.9%	4.6%	-1.8%	5.5%
Waveland Public Library	62,282	64,757	67,203	66,988	68,995	4.0%	3.8%	-0.3%	3.0%
West Central Indiana Solid Waste Mgmt	0	0	0	0	0				
Crawfordsville Redevelopment Commission	0	0	0	0	0				

Montgomery County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
54001	Brown Township	1.6263	2.8176%	--	7.2064%	--	57.5670%	--	0.5271
54003	Brown Township-LR Conservancy	1.6263	2.8176%	--	7.2064%	--	57.5670%	--	0.5271
54004	New Market Town-Brown Township	2.1272	2.8176%	--	7.2064%	--	57.5670%	--	0.6894
54005	Waveland Town	1.9891	2.8176%	--	7.2064%	--	57.5670%	--	0.6446
54006	Waveland Town-LR Conservancy	1.9891	2.8176%	--	7.2064%	--	57.5670%	--	0.6446
54007	Clark Township	1.5786	2.8176%	--	7.2064%	--	57.5670%	--	0.5116
54009	Ladoga Town	2.4039	2.8176%	--	7.2064%	--	57.5670%	--	0.7791
54011	Coal Creek Township	1.2946	2.8176%	--	7.2064%	--	57.5670%	--	0.4196
54012	Wingate Town	2.2466	2.8176%	--	7.2064%	--	57.5670%	--	0.7281
54013	New Richmond Town	2.7317	2.8176%	--	7.2064%	--	57.5670%	--	0.8853
54014	Franklin Township	1.3420	2.8176%	--	7.2064%	--	57.5670%	--	0.4349
54015	Darlington Town	1.9631	2.8176%	--	7.2064%	--	57.5670%	--	0.6362
54016	Madison Township	1.4417	2.8176%	--	7.2064%	--	57.5670%	--	0.4672
54017	Linden Town	2.0051	2.8176%	--	7.2064%	--	57.5670%	--	0.6498
54018	Ripley Township	1.5515	2.8176%	--	7.2064%	--	57.5670%	--	0.5028
54019	Alamo Town	1.9294	2.8176%	--	7.2064%	--	57.5670%	--	0.6253
54020	Scott Township	1.5158	2.8176%	--	7.2064%	--	57.5670%	--	0.4913
54022	New Market Town-Scott Township	2.0282	2.8176%	--	7.2064%	--	57.5670%	--	0.6573
54023	Sugar Creek Township	1.2666	2.8176%	--	7.2064%	--	57.5670%	--	0.4105
54024	Union Township-N Montgomery School	1.4171	2.8176%	--	7.2064%	--	57.5670%	--	0.4593
54025	Union Township-S Montgomery School	1.6504	2.8176%	--	7.2064%	--	57.5670%	--	0.5349
54027	Union Township-Crawfordsville School	2.4146	2.8176%	--	7.2064%	--	57.5670%	--	0.7825
54028	Crawfordsville City-N Montgomery School	2.6448	2.8176%	--	7.2064%	--	57.5670%	--	0.8572
54029	Crawfordsville City-S Montgomery School	2.8781	2.8176%	--	7.2064%	--	57.5670%	--	0.9328
54030	Crawfordsville City-Crawfordsville School	3.6423	2.8176%	--	7.2064%	--	57.5670%	--	1.1804
54031	New Market-Union Township	2.1731	2.8176%	--	7.2064%	--	57.5670%	--	0.7043
54032	Walnut Township	1.4941	2.8176%	--	7.2064%	--	57.5670%	--	0.4842
54034	New Ross Town	2.1439	2.8176%	--	7.2064%	--	57.5670%	--	0.6948
54036	Wayne Township	1.2804	2.8176%	--	7.2064%	--	57.5670%	--	0.4150
54037	Waynetown Town	1.9711	2.8176%	--	7.2064%	--	57.5670%	--	0.6388

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Montgomery County 2012 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*	*1,503,014*	*928,340*	*147,823*	*2,579,177*	*41,072,426*	*6.3%*
TIF Total	*0*	*36,279*	*124,624*	*8,539*	*169,441*	*1,626,540*	*10.4%*
County Total	*0*	*1,539,293*	*1,052,964*	*156,362*	*2,748,619*	*42,698,966*	*6.4%*
Montgomery County	0	174,632	104,372	23,847	302,851	7,971,049	3.8%
Brown Township	0	2	0	78	80	59,440	0.1%
Clark Township	0	329	0	67	396	35,803	1.1%
Coal Creek Township	0	110	0	46	157	60,492	0.3%
Franklin Township	0	0	0	50	50	33,154	0.1%
Madison Township	0	0	0	55	55	113,415	0.0%
Ripley Township	0	0	0	90	90	42,916	0.2%
Scott Township	0	0	0	31	31	32,209	0.1%
Sugar Creek Township	0	0	0	9	9	19,447	0.0%
Union Township	0	8,895	5,352	1,807	16,054	515,409	3.1%
Walnut Township	0	12	0	32	44	22,421	0.2%
Wayne Township	0	0	0	134	134	38,646	0.3%
Crawfordsville Civil City	0	515,026	323,975	35,403	874,404	7,741,380	11.3%
Alamo Civil Town	0	0	0	1	1	4,070	0.0%
Darlington Civil Town	0	0	0	384	384	78,547	0.5%
Ladoga Civil Town	0	8,835	0	1,015	9,850	162,534	6.1%
Linden Civil Town	0	0	0	201	201	72,650	0.3%
New Market Civil Town	0	462	0	394	857	54,055	1.6%
Waveland Civil Town	0	0	0	109	109	30,696	0.4%
Waynetown Civil Town	0	0	0	539	539	82,586	0.7%
Wingate Civil Town	0	1,176	0	88	1,264	54,225	2.3%
New Richmond Civil Town	0	3,730	0	156	3,887	67,702	5.7%
New Ross Civil Town	0	379	0	285	665	32,065	2.1%
North Montgomery Community School Corp	0	21,005	0	15,582	36,587	6,073,247	0.6%
South Montgomery Community School Corp	0	15,482	0	13,621	29,104	8,210,309	0.4%
Crawfordsville Community School Corp	0	699,509	461,991	47,353	1,208,852	7,582,331	15.9%
Crawfordsville Public Library	0	52,733	32,650	6,028	91,410	1,555,197	5.9%
Darlington Public Library	0	0	0	110	110	61,897	0.2%
Ladoga Public Library	0	686	0	114	800	48,399	1.7%
Linden Public Library	0	0	0	71	71	147,140	0.0%
Waveland Public Library	0	9	0	122	132	68,995	0.2%
West Central Indiana Solid Waste Mgmt	0	0	0	0	0	0	
Crawfordsville Redevelopment Commission	0	0	0	0	0	0	
TIF - Crawfordsville -030	0	36,087	124,624	8,537	169,249	1,012,493	16.7%
TIF - Cville OS North - 028	0	191	0	0	191	343,129	0.1%
TIF - Pace - 028	0	0	0	0	0	144,074	0.0%
TIF - Nucor - South Union-025	0	0	0	0	0	121,253	0.0%
TIF - Nucor - North Union-024	0	0	0	2	2	824	0.2%
TIF - Nucor -Walnut-032	0	0	0	0	0	3,075	0.0%
TIF - Nucor-Franklin-014	0	0	0	0	0	1,692	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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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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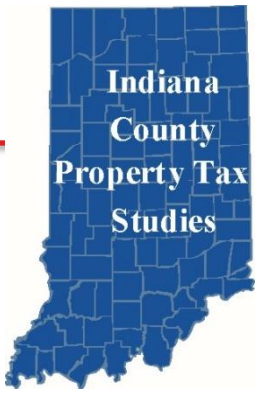
2012 Morgan County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Morgan County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Morgan County the average tax bill for all taxpayers decreased 2.6%. This tax bill reduction was mainly the result of the 0.9% decrease in the tax levy of all local government units. Morgan County certified net assessed value rose by 0.5%. An increase in farmland assessments was offset by declines in homestead, other residential, and business assessments, which may have been a legacy of the recession. The levy decrease caused tax rates to fall in most Morgan County tax districts. Morgan County's tax rates are so low that few taxpayers were eligible for tax cap credits.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-2.6%	$39,358,199	$2,902,935,233	0.1%
Change		-0.9%	0.5%	0.0%
2011	2.5%	$39,735,490	$2,889,251,184	0.1%

Homestead Property Taxes

Homestead property taxes decreased 3.3% on average in Morgan County in 2012. Tax rates in most Morgan County tax districts decreased. The county average tax rate fell by 1.4%. Total Morgan County local property tax credits fell slightly in 2012. Morgan County's tax rates were so low that no homesteads were eligible for tax cap credits in 2012.

Net Tax Bill Changes - All Property Types

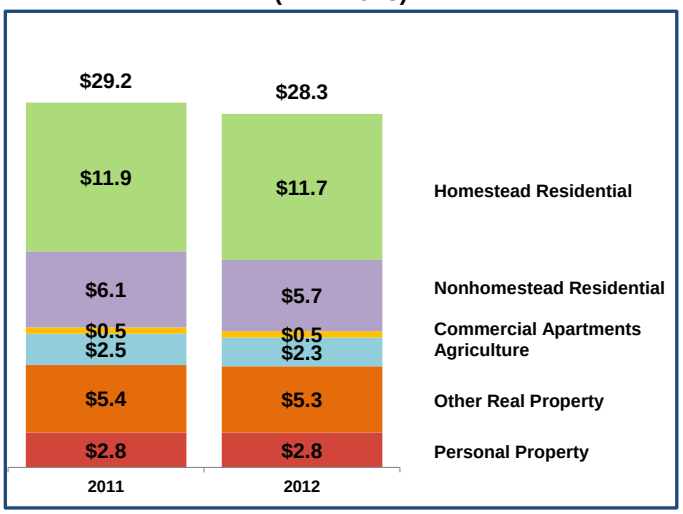
Most of Morgan County's 2012 net property taxes were paid by homeowners and business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers decreased 2.6% in Morgan County in 2012. Net taxes were lower for homesteads, agricultural property, and other real property. Net taxes were unchanged for commercial apartments and personal property.

Comparable Homestead Property Tax Changes in Morgan County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	8,338	43.2%
No Change	307	1.6%
Lower Tax Bill	10,648	55.2%
Average Change in Tax Bill	-3.3%	
Detailed Change in Tax Bill		
20% or More	1,181	6.1%
10% to 19%	1,041	5.4%
1% to 9%	6,116	31.7%
0%	307	1.6%
-1% to -9%	6,139	31.8%
-10% to -19%	3,344	17.3%
-20% or More	1,165	6.0%
Total	**19,293**	**100.0%**

Note: Percentages may not total due to rounding.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in about three-quarters of Morgan County tax districts. The average tax rate fell by 1.4%, because of a small levy decrease and a small certified net assessed value increase.

Levies in Morgan County decreased slightly by 0.9%. The largest levy decrease was in the Martinsville School Corporation, which had large decreases in its capital projects and bus replacement funds. The Monroe-Gregg School Corporation also had decreases in its capital projects, bus replacement, and general fund levies. The city of Martinsville saw a levy increase because of a new redevelopment bond levy.

Morgan County's total net assessed value decreased 0.6% in 2012. Agricultural net assessments rose 8.4%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Other categories of assessed value decreased. Combined nonagricultural net assessments fell 1.5%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$3,090,032,099	$3,073,410,474	-0.5%	$1,475,968,415	$1,453,283,369	-1.5%
Other Residential	590,323,029	585,160,936	-0.9%	588,137,652	582,978,923	-0.9%
Ag Business/Land	277,244,026	301,457,980	8.7%	277,073,926	300,369,923	8.4%
Business Real/Personal	911,355,396	887,037,864	-2.7%	716,290,226	701,683,192	-2.0%
Total	**$4,868,954,550**	**$4,847,067,254**	**-0.4%**	**$3,057,470,219**	**$3,038,315,407**	**-0.6%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Morgan County were $40,662, or 0.1% of the levy, which was among the lowest rates in the state. Tax rates are the main determinant of tax cap credits, and Morgan County's tax rates also were among the lowest in the state.

All of Morgan County's tax cap credits were in the elderly category, which limits the tax bill increases of older homeowners to 2% per year. No units of government lost more than 0.3% of their levies to the tax cap credits. The largest dollar losses were in the city of Martinsville and the Martinsville School Corporation.

Tax Cap Credits by Category

Tax cap credits decreased slightly in Morgan County in 2012 by $6,027, or 12.9%. The percentage of the levy lost to credits was unchanged. There were no major changes in state policy to affect tax cap credits in 2012. Morgan County credits decreased mainly because most district tax rates decreased, so fewer older homeowners qualified for the elderly credit.

Tax Cap Category	2011	2012	Difference	% Change
1%	$30	$0	-$30	-100.0%
2%	0	0	0	0.0%
3%	0	0	0	0.0%
Elderly	46,660	40,662	-5,998	-12.9%
Total	$46,689	$40,662	-$6,027	-12.9%
% of Levy	0.1%	0.1%		0.0%

Morgan County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*64,739,641*	*42,812,773*	*41,351,639*	*39,735,490*	*39,358,199*	*-33.9%*	*-3.4%*	*-3.9%*	*-0.9%*
State Unit	80,170	0	0	0	0	-100.0%			
Morgan County	8,598,262	6,700,796	6,678,579	6,471,922	6,656,431	-22.1%	-0.3%	-3.1%	2.9%
Adams Township	26,274	26,286	26,033	25,062	25,263	0.0%	-1.0%	-3.7%	0.8%
Ashland Township	34,234	30,626	30,580	29,536	29,349	-10.5%	-0.2%	-3.4%	-0.6%
Baker Township	21,754	20,913	20,948	20,273	2,628	-3.9%	0.2%	-3.2%	-87.0%
Brown Township	695,790	718,104	704,897	686,950	636,976	3.2%	-1.8%	-2.5%	-7.3%
Clay Township	81,068	78,006	77,638	74,197	73,207	-3.8%	-0.5%	-4.4%	-1.3%
Green Township	108,609	105,522	151,934	174,652	184,628	-2.8%	44.0%	15.0%	5.7%
Gregg Township	159,765	182,463	381,002	62,483	143,523	14.2%	108.8%	-83.6%	129.7%
Harrison Township	8,568	8,420	8,584	8,203	8,256	-1.7%	1.9%	-4.4%	0.6%
Jackson Township	170,677	196,737	209,160	158,268	126,746	15.3%	6.3%	-24.3%	-19.9%
Jefferson Township	71,990	67,524	66,661	64,179	43,664	-6.2%	-1.3%	-3.7%	-32.0%
Madison Township	1,375,569	1,414,838	1,490,397	852,699	900,303	2.9%	5.3%	-42.8%	5.6%
Monroe Township	38,712	38,845	38,360	37,449	37,265	0.3%	-1.2%	-2.4%	-0.5%
Ray Township	45,803	29,929	28,785	26,492	27,125	-34.7%	-3.8%	-8.0%	2.4%
Washington Township	582,881	599,317	721,117	696,311	574,394	2.8%	20.3%	-3.4%	-17.5%
Martinsville Civil City	3,806,484	5,052,184	3,418,772	3,558,101	4,147,001	32.7%	-32.3%	4.1%	16.6%
Mooresville Civil Town	2,751,496	2,742,984	2,758,854	2,658,848	2,795,955	-0.3%	0.6%	-3.6%	5.2%
Bethany Civil Town	6,061	6,042	6,042	5,839	5,839	-0.3%	0.0%	-3.4%	0.0%
Brooklyn Civil Town	126,384	123,966	123,988	119,571	121,621	-1.9%	0.0%	-3.6%	1.7%
Morgantown Civil Town	178,284	177,861	178,027	171,163	174,637	-0.2%	0.1%	-3.9%	2.0%
Paragon Civil Town	68,598	55,908	55,896	55,656	55,890	-18.5%	0.0%	-0.4%	0.4%
Monrovia Civil Town	55,748	66,855	68,992	62,110	62,096	19.9%	3.2%	-10.0%	0.0%
Nineveh-Hensley-Jackson United Sch Corp	2,794,818	1,272,666	1,485,658	1,374,792	1,267,250	-54.5%	16.7%	-7.5%	-7.8%
Monroe-Gregg School Corp	6,186,826	4,221,837	3,899,641	3,710,012	3,265,614	-31.8%	-7.6%	-4.9%	-12.0%
Eminence Consolidated School Corp	2,307,882	1,223,272	1,253,868	1,259,629	1,089,349	-47.0%	2.5%	0.5%	-13.5%
M.S.D. Martinsville School Corp	16,511,487	7,414,586	7,517,195	7,573,599	7,020,490	-55.1%	1.4%	0.8%	-7.3%
Mooresville Consolidated School Corp	15,672,240	7,970,569	7,701,503	7,927,049	7,863,067	-49.1%	-3.4%	2.9%	-0.8%
Morgan County Public Library	1,225,937	1,119,918	1,093,898	1,067,349	1,168,044	-8.6%	-2.3%	-2.4%	9.4%
Mooresville Public Library	670,979	675,108	704,665	544,837	730,494	0.6%	4.4%	-22.7%	34.1%
Harrison Township Fire #7	42,423	43,552	45,141	44,145	44,033	2.7%	3.6%	-2.2%	-0.3%
West Central Indiana Solid Waste Mgmt Dist	0	0	0	0	0				
Monroe Township Fire District	233,868	427,139	404,824	214,114	77,061	82.6%	-5.2%	-47.1%	-64.0%
Morgan County Solid Waste Mgmt Dist	0	0	0	0	0				
Town of Mooresville Redevelopment	0	0	0	0	0				

Morgan County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
55001	Adams Township	1.0233	29.7713%	--	8.3342%	--	--	--	0.6334
55002	Ashland Township	1.0258	29.7713%	--	1.0233%	--	--	--	0.7099
55003	Baker Township	0.8473	29.7713%	--	4.3719%	--	--	--	0.5580
55004	Brown Township	1.5463	29.7713%	--	1.1050%	--	--	--	1.0689
55005	Mooresville Town	1.8580	29.7713%	--	19.7571%	--	--	--	0.9378
55006	Clay Township	0.8960	29.7713%	--	7.9124%	--	--	--	0.5584
55007	Bethany Town	1.4046	29.7713%	--	0.2459%	--	--	--	0.9830
55008	Brooklyn Town	1.2442	29.7713%	--	0.4131%	--	--	--	0.8686
55009	Green Township	0.9521	29.7713%	--	0.8980%	--	--	--	0.6601
55010	Gregg Township	1.3619	29.7713%	--	1.6054%	--	--	--	0.9346
55011	Harrison Township	1.1366	29.7713%	--	4.4443%	--	--	--	0.7477
55012	Jackson Township	1.1479	29.7713%	--	1.1080%	--	--	--	0.7934
55013	Morgantown Town	1.8165	29.7713%	--	33.6696%	--	--	--	0.6641
55014	Jefferson Township	0.8721	29.7713%	--	1.8687%	--	--	--	0.5962
55015	Madison Township	1.3056	29.7713%	--	1.2241%	--	--	--	0.9009
55016	Monroe Township	1.3037	29.7713%	--	3.1355%	--	--	--	0.8747
55018	Ray Township	0.9019	29.7713%	--	3.2654%	--	--	--	0.6039
55019	Paragon Town	1.2904	29.7713%	--	1.2046%	--	--	--	0.8907
55020	Washington Township	0.9890	29.7713%	--	3.5111%	--	--	--	0.6598
55021	Martinsville City	1.9507	29.7713%	--	28.3650%	--	--	--	0.8166
55022	Monrovia Town	1.4621	29.7713%	--	3.6052%	--	--	--	0.9741

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Morgan County 2012 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*	*40,409*	*40,409*	*39,358,199*	*0.1%*
TIF Total	*0*	*0*	*0*	*253*	*253*	*1,876,568*	*0.0%*
County Total	*0*	*0*	*0*	*40,662*	*40,662*	*41,234,767*	*0.1%*
Morgan County	0	0	0	6,252	6,252	6,656,431	0.1%
Adams Township	0	0	0	2	2	25,263	0.0%
Ashland Township	0	0	0	60	60	29,349	0.2%
Baker Township	0	0	0	3	3	2,628	0.1%
Brown Township	0	0	0	528	528	636,976	0.1%
Clay Township	0	0	0	81	81	73,207	0.1%
Green Township	0	0	0	169	169	184,628	0.1%
Gregg Township	0	0	0	49	49	143,523	0.0%
Harrison Township	0	0	0	10	10	8,256	0.1%
Jackson Township	0	0	0	81	81	126,746	0.1%
Jefferson Township	0	0	0	30	30	43,664	0.1%
Madison Township	0	0	0	176	176	900,303	0.0%
Monroe Township	0	0	0	22	22	37,265	0.1%
Ray Township	0	0	0	25	25	27,125	0.1%
Washington Township	0	0	0	509	509	574,394	0.1%
Martinsville Civil City	0	0	0	8,807	8,807	4,147,001	0.2%
Mooresville Civil Town	0	0	0	3,081	3,081	2,795,955	0.1%
Bethany Civil Town	0	0	0	0	0	5,839	0.0%
Brooklyn Civil Town	0	0	0	327	327	121,621	0.3%
Morgantown Civil Town	0	0	0	159	159	174,637	0.1%
Paragon Civil Town	0	0	0	16	16	55,890	0.0%
Lake Hart Civil Town	0	0	0	0	0	0	
Monrovia Civil Town	0	0	0	15	15	62,096	0.0%
Nineveh-Hensley-Jackson United Sch Corp	0	0	0	842	842	1,267,250	0.1%
Monroe-Gregg School Corp	0	0	0	1,616	1,616	3,265,614	0.0%
Eminence Consolidated School Corp	0	0	0	1,206	1,206	1,089,349	0.1%
M.S.D. Martinsville School Corp	0	0	0	8,765	8,765	7,020,490	0.1%
Mooresville Consolidated School Corp	0	0	0	5,663	5,663	7,863,067	0.1%
Morgan County Public Library	0	0	0	1,079	1,079	1,168,044	0.1%
Mooresville Public Library	0	0	0	735	735	730,494	0.1%
Harrison Township Fire #7	0	0	0	56	56	44,033	0.1%
Mooresville Redevelopment	0	0	0	0	0	0	
West Central Indiana Solid Waste Mgmt Dist	0	0	0	0	0	0	
Brown Township Mooresville Park	0	0	0	0	0	0	
Monroe Township Fire District	0	0	0	45	45	77,061	0.1%
Morgan County Solid Waste Mgmt Dist	0	0	0	0	0	0	
Town of Mooresville Redevelopment	0	0	0	0	0	0	
TIF - Mooresville TIFs	0	0	0	253	253	1,874,781	0.0%
TIF - Westpoint TIF	0	0	0	0	0	646	0.0%
TIF - Martinsville TIFs	0	0	0	0	0	1,141	0.0%

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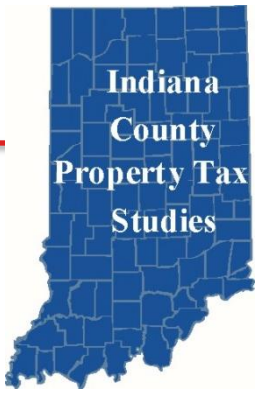

Legislative Services Agency September 2012

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In Newton County the average tax bill for all taxpayers increased by 4.0%. This tax bill rise was the result of a 3.2% increase in the tax levy of all local government units and a 3.6% rise in certified net assessed value. The assessment increase was due to a large rise in farmland assessments. Total nonagricultural assessments fell, which may have been a legacy of the recession. Assessed value growth just exceeded levy growth, so tax rates fell by a small amount. Tax cap credits as a percentage of levies were almost unchanged.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	4.0%	$15,845,206	$782,169,960	2.4%
Change		3.2%	3.6%	0.0%
2011	2.1%	$15,357,524	$754,706,792	2.4%

Homestead Property Taxes

Homestead property taxes decreased 3.7% on average in Newton County in 2012. Tax rates fell in two-thirds of Newton County tax districts, and the county average tax rate decreased slightly, by 0.4%. The drop in homestead taxes was mostly the result of a 3.1% drop in homestead net assessed values. The percentage of homesteads at their tax caps decreased from 6.5% in 2011 to 5.9% in 2012. Newton County does not have local property tax credits.

Comparable Homestead Property Tax Changes in Newton County

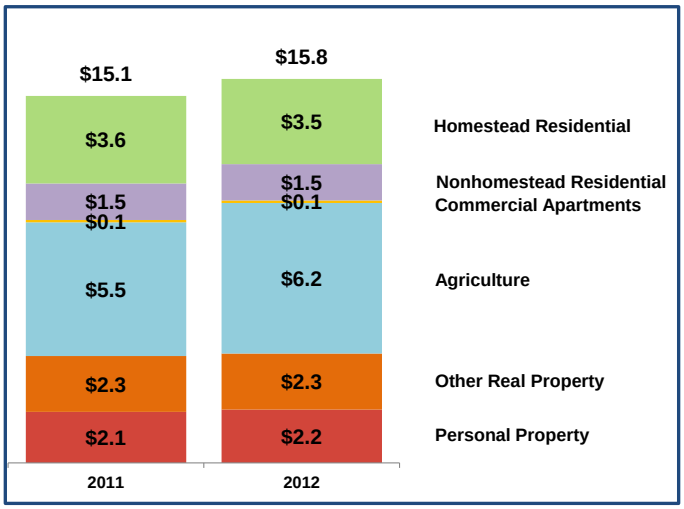
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,633	39.1%
No Change	189	4.5%
Lower Tax Bill	2,351	56.3%
Average Change in Tax Bill	**-3.7%**	
Detailed Change in Tax Bill		
20% or More	129	3.1%
10% to 19%	246	5.9%
1% to 9%	1,258	30.1%
0%	189	4.5%
-1% to -9%	1,373	32.9%
-10% to -19%	689	16.5%
-20% or More	289	6.9%
Total	**4,173**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest share of Newton County's 2012 net property taxes were paid by agricultural property owners. Net tax bills for all taxpayers increased 4.0% in Newton County in 2012. Net taxes were higher for agricultural property, business buildings (other real) and business equipment (personal). Taxes were lower for homesteads, commercial apartments, and nonhomestead residential property (mostly small rentals and second homes).

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in two-thirds of Newton County tax districts. The average tax rate fell slightly, by 0.4%, because a levy increase was offset by a larger increase in net assessed value.

Levies in Newton County increased by 3.2%. The largest levy increase was in the county unit, mainly due to increases in the emergency ambulance/medical services – fire fund and the health fund. The South Newton School Corporation saw an increase in its debt service fund. No Newton County local units had significant decreases in levies.

Newton County's total net assessed value increased 4.8% in 2012. Agricultural net assessments rose 13.5%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 0.6%, due to decreases in homestead and commercial apartment assessments. These declines may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$468,395,403	$458,121,400	-2.2%	$186,165,607	$180,404,108	-3.1%
Other Residential	75,115,200	73,922,600	-1.6%	73,625,226	72,460,330	-1.6%
Ag Business/Land	293,770,900	332,900,700	13.3%	292,080,860	331,467,150	13.5%
Business Real/Personal	239,667,877	247,823,446	3.4%	210,061,576	214,082,268	1.9%
Total	**$1,076,949,380**	**$1,112,768,146**	**3.3%**	**$761,933,269**	**$798,413,856**	**4.8%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Newton County were $375,108, or 2.4% of the levy. This was much less than the state average percentage of the levy of 9.2% and a little less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits. Newton County's tax rates were less than the state average, but near the state median.

About three-quarters of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the towns of Brook, Mt. Ayr, and Morocco, where district tax rates were near or above $3 per $100 assessed value. The largest dollar losses were in the county unit, South Newton School Corporation, North Newton School Corporation, and the town of Brook.

Tax Cap Credits by Category

Tax cap credits increased slightly in Newton County in 2012 by $12,976, or 3.6%. The percentage of the levy lost to credits was nearly unchanged. There were no major changes in state policy to affect tax cap credits in 2012. County credits were nearly unchanged because the changes in Newton County tax rates were so small.

Tax Cap Category	2011	2012	Difference	% Change
1%	$66,182	$60,383	-$5,798	-8.8%
2%	260,829	284,467	23,638	9.1%
3%	14,614	14,257	-357	-2.4%
Elderly	20,508	16,001	-4,507	-22.0%
Total	$362,132	$375,108	$12,976	3.6%
% of Levy	2.4%	2.4%		0.0%

Newton County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*20,934,753*	*12,995,535*	*15,150,257*	*15,357,524*	*15,845,206*	*-37.9%*	*16.6%*	*1.4%*	*3.2%*
State Unit	18,889	0	0	0	0	-100.0%			
Newton County	6,000,421	4,846,003	4,927,018	5,212,760	5,401,666	-19.2%	1.7%	5.8%	3.6%
Beaver Township	142,745	148,771	150,820	155,147	162,419	4.2%	1.4%	2.9%	4.7%
Colfax Township	7,072	6,992	6,948	6,904	6,607	-1.1%	-0.6%	-0.6%	-4.3%
Grant Township	33,897	35,542	36,475	37,465	37,275	4.9%	2.6%	2.7%	-0.5%
Iroquois Township	35,375	36,888	37,614	38,737	39,991	4.3%	2.0%	3.0%	3.2%
Jackson Township	17,213	18,122	18,451	18,994	19,668	5.3%	1.8%	2.9%	3.5%
Jefferson Township	59,018	79,311	81,539	83,665	76,848	34.4%	2.8%	2.6%	-8.1%
Lake Township	173,820	177,839	180,840	186,220	185,965	2.3%	1.7%	3.0%	-0.1%
Lincoln Township	139,040	138,533	141,293	142,884	146,029	-0.4%	2.0%	1.1%	2.2%
McClellan Township	21,899	22,832	23,259	24,077	25,171	4.3%	1.9%	3.5%	4.5%
Washington Township	30,169	31,594	32,018	33,094	33,373	4.7%	1.3%	3.4%	0.8%
Brook Civil Town	205,075	217,253	221,338	230,259	238,046	5.9%	1.9%	4.0%	3.4%
Goodland Civil Town	233,995	245,447	247,004	197,485	200,848	4.9%	0.6%	-20.0%	1.7%
Kentland Civil Town	396,683	414,262	401,101	427,547	420,675	4.4%	-3.2%	6.6%	-1.6%
Morocco Civil Town	191,926	200,385	201,791	202,680	218,577	4.4%	0.7%	0.4%	7.8%
Mt. Ayr Civil Town	10,749	11,349	11,436	11,867	11,899	5.6%	0.8%	3.8%	0.3%
North Newton School Corp	6,737,471	2,998,555	4,460,413	4,370,886	4,367,419	-55.5%	48.8%	-2.0%	-0.1%
South Newton School Corp	5,276,457	2,049,095	2,802,979	2,713,965	2,859,661	-61.2%	36.8%	-3.2%	5.4%
Brook Public Library	190,778	198,401	200,170	209,348	218,591	4.0%	0.9%	4.6%	4.4%
Goodland Public Library	83,285	87,938	88,833	91,929	96,544	5.6%	1.0%	3.5%	5.0%
Kentland Public Library	130,029	212,286	208,241	212,472	233,791	63.3%	-1.9%	2.0%	10.0%
Newton County Public Library	798,747	818,137	670,676	749,139	844,143	2.4%	-18.0%	11.7%	12.7%
Northwest Indiana Solid Waste Mgmt Dist	0	0	0	0	0				

Newton County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

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	*60,383*	*284,467*	*14,257*	*16,001*	*375,108*	*15,845,206*	*2.4%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*5,065*	*0.0%*
County Total	*60,383*	*284,467*	*14,257*	*16,001*	*375,108*	*15,850,271*	*2.4%*
Newton County	16,208	72,765	2,946	4,931	96,850	5,401,666	1.8%
Beaver Township	900	8,516	0	90	9,505	162,419	5.9%
Colfax Township	0	0	0	1	1	6,607	0.0%
Grant Township	7	476	0	13	496	37,275	1.3%
Iroquois Township	259	951	169	84	1,461	39,991	3.7%
Jackson Township	4	48	0	5	57	19,668	0.3%
Jefferson Township	80	459	0	32	571	76,848	0.7%
Lake Township	1,022	900	0	168	2,090	185,965	1.1%
Lincoln Township	336	0	0	221	558	146,029	0.4%
McClellan Township	0	0	0	0	0	25,171	0.0%
Washington Township	0	0	0	35	35	33,373	0.1%
Brook Civil Town	9,936	36,930	6,547	1,322	54,735	238,046	23.0%
Goodland Civil Town	162	10,845	0	294	11,301	200,848	5.6%
Kentland Civil Town	2,218	12,680	0	318	15,216	420,675	3.6%
Morocco Civil Town	3,310	23,117	0	572	27,000	218,577	12.4%
Mt. Ayr Civil Town	0	1,570	0	49	1,619	11,899	13.6%
North Newton School Corp	12,610	45,193	0	3,679	61,482	4,367,419	1.4%
South Newton School Corp	9,049	51,464	3,820	2,904	67,237	2,859,661	2.4%
Brook Public Library	1,185	4,373	775	395	6,727	218,591	3.1%
Goodland Public Library	27	1,842	0	50	1,919	96,544	2.0%
Kentland Public Library	631	3,607	0	128	4,366	233,791	1.9%
Lake Village Public Library	0	0	0	0	0	0	
Newton County Public Library	2,437	8,735	0	711	11,883	844,143	1.4%
Northwest Indiana Solid Waste Mgmt Dist	0	0	0	0	0	0	
TIF - Better Coil Economic Dev	0	0	0	0	0	5,065	0.0%

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Newton County 2012 Circuit Breaker Cap Credits

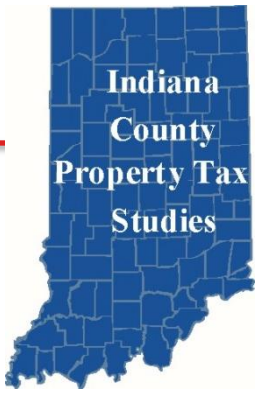
	Circuit Breaker Credits by Property Type						
Taxing Unit Name	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	Circuit Breaker as % of Levy
Non-TIF Total	*60,383*	*284,467*	*14,257*	*16,001*	*375,108*	*15,845,206*	*2.4%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*5,065*	*0.0%*
County Total	*60,383*	*284,467*	*14,257*	*16,001*	*375,108*	*15,850,271*	*2.4%*
Newton County	16,208	72,765	2,946	4,931	96,850	5,401,666	1.8%
Beaver Township	900	8,516	0	90	9,505	162,419	5.9%
Colfax Township	0	0	0	1	1	6,607	0.0%
Grant Township	7	476	0	13	496	37,275	1.3%
Iroquois Township	259	951	169	84	1,461	39,991	3.7%
Jackson Township	4	48	0	5	57	19,668	0.3%
Jefferson Township	80	459	0	32	571	76,848	0.7%
Lake Township	1,022	900	0	168	2,090	185,965	1.1%
Lincoln Township	336	0	0	221	558	146,029	0.4%
Mcclellan Township	0	0	0	0	0	25,171	0.0%
Washington Township	0	0	0	35	35	33,373	0.1%
Brook Civil Town	9,936	36,930	6,547	1,322	54,735	238,046	23.0%
Goodland Civil Town	162	10,845	0	294	11,301	200,848	5.6%
Kentland Civil Town	2,218	12,680	0	318	15,216	420,675	3.6%
Morocco Civil Town	3,310	23,117	0	572	27,000	218,577	12.4%
Mt. Ayr Civil Town	0	1,570	0	49	1,619	11,899	13.6%
North Newton School Corp	12,610	45,193	0	3,679	61,482	4,367,419	1.4%
South Newton School Corp	9,049	51,464	3,820	2,904	67,237	2,859,661	2.4%
Brook Public Library	1,185	4,373	775	395	6,727	218,591	3.1%
Goodland Public Library	27	1,842	0	50	1,919	96,544	2.0%
Kentland Public Library	631	3,607	0	128	4,366	233,791	1.9%
Lake Village Public Library	0	0	0	0	0	0	
Newton County Public Library	2,437	8,735	0	711	11,883	844,143	1.4%
Northwest Indiana Solid Waste Mgmt Dist	0	0	0	0	0	0	
TIF - Better Coil Economic Dev	0	0	0	0	0	5,065	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.

2012 Noble County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Noble County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Noble County the average tax bill for all taxpayers decreased by 7.3%. This tax bill fall was mainly the result of the 1.8% decrease in the tax levy of all local government units and a 5.4% increase in certified net assessed value. Agricultural assessments increased substantially. Other assessments fell, which may have been a legacy of the recession. Falling levies and rising certified assessed values caused tax rates to fall in almost all Noble County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell by 1.7% in Noble County in 2012. Taxes fell because the lower tax rates were applied to lower actual billed net assessed value.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-7.3%	$36,936,708	$1,920,198,053	2.0%
Change		-1.8%	5.4%	-1.7%
2011	12.6%	$37,604,121	$1,821,243,387	3.7%

Homestead Property Taxes

Homestead property taxes decreased 11.8% on average in Noble County in 2012. Tax rates decreased in all but one of Noble County's tax districts. The county average tax rate fell by 6.8%. Homestead assessments declined as well. Noble County's large local homestead tax credit means that few homeowners qualify for tax cap credits. The percentage of Noble County homesteads at their tax caps dropped from 2.7% in 2011 to 1.0% in 2012.

Comparable Homestead Property Tax Changes in Noble County

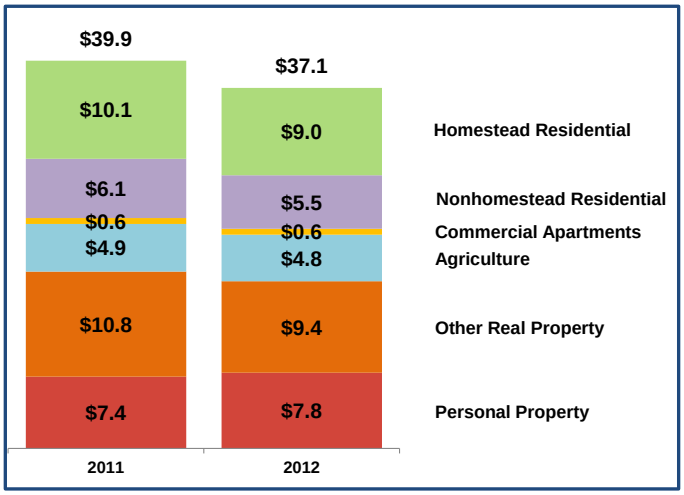
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,114	9.3%
No Change	281	2.3%
Lower Tax Bill	10,594	88.4%
Average Change in Tax Bill	**-11.8%**	
Detailed Change in Tax Bill		
20% or More	238	2.0%
10% to 19%	139	1.2%
1% to 9%	737	6.1%
0%	281	2.3%
-1% to -9%	4,468	37.3%
-10% to -19%	4,014	33.5%
-20% or More	2,112	17.6%
Total	**11,989**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest part of Noble County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers decreased 7.3% in Noble County in 2012. Tax bills on personal property grew but taxes declined for all categories of property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all but one of Noble County tax districts. The average tax rate fell by 6.8%, because of a levy decrease and an increase in certified net assessed value.

Levies in Noble County decreased by 1.8%. East Noble School Corporation had large decreases in its debt service, bus replacement, and capital projects funds. West Noble Schools saw decreases in its bus replacement and debt service funds. The largest levy increase was in the county unit, primarily due to an increase in the general fund

Noble County's total net assessed value decreased 1.1% in 2012. Agricultural net assessments rose 7.7%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 2.6%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$1,573,814,282	$1,544,697,049	-1.9%	$662,004,932	$644,166,873	-2.7%
Other Residential	337,881,118	323,524,271	-4.2%	336,028,768	322,077,905	-4.2%
Ag Business/Land	296,887,455	323,675,735	9.0%	296,263,960	318,972,589	7.7%
Business Real/Personal	942,572,723	937,370,162	-0.6%	742,028,832	729,263,761	-1.7%
Total	**$3,151,155,578**	**$3,129,267,217**	**-0.7%**	**$2,036,326,492**	**$2,014,481,128**	**-1.1%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Noble County were 795,282, or 2.0% of the levy. This was less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Noble County's tax rates were less than the state median. Noble County's substantial local homestead credit also contributed to low tax cap credits.

Almost all of the total tax cap credits were in the 2% nonhomestead/farmland category. The largest percentage losses were in the town of Cromwell where the district tax rate was above $3 per $100 assessed value and in the town of Wolcottville and the Lakeland School Corporation, where district tax rate was above $2. The largest dollar losses were in the city of Kendallville, the East and West Noble School Corporations, and the county unit.

2012 tax cap credits decreased by almost half in Noble County by $714,471, or 47.3%. The percentage of the levy lost to credits fell by 1.7%. There were no major changes in state policy to affect tax cap credits in 2012. Noble County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$61,406	$18,180	-$43,226	-70.4%
2%	1,042,204	746,431	-295,773	-28.4%
3%	350,436	6,226	-344,210	-98.2%
Elderly	55,708	24,446	-31,262	-56.1%
Total	$1,509,753	$795,282	-$714,471	-47.3%
% of Levy	3.7%	2.0%		-1.7%

Noble County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*53,600,868*	*37,212,567*	*35,232,896*	*37,604,121*	*36,936,708*	*-30.6%*	*-5.3%*	*6.7%*	*-1.8%*
State Unit	54,492	0	0	0	0	-100.0%			
Noble County	8,403,236	7,529,164	7,265,418	7,259,476	7,473,411	-10.4%	-3.5%	-0.1%	2.9%
Albion Township	24,864	25,587	26,738	27,038	28,034	2.9%	4.5%	1.1%	3.7%
Allen Township	92,629	91,565	94,193	92,962	95,378	-1.1%	2.9%	-1.3%	2.6%
Elkhart Township	46,539	47,850	45,475	47,928	49,718	2.8%	-5.0%	5.4%	3.7%
Green Township	36,986	38,458	37,393	37,377	38,434	4.0%	-2.8%	0.0%	2.8%
Jefferson Township	53,737	55,206	57,074	58,260	60,411	2.7%	3.4%	2.1%	3.7%
Noble Township	116,336	167,665	153,153	136,485	147,096	44.1%	-8.7%	-10.9%	7.8%
Orange Township	167,021	180,874	311,640	328,841	356,200	8.3%	72.3%	5.5%	8.3%
Perry Township	142,684	143,707	148,545	148,167	152,157	0.7%	3.4%	-0.3%	2.7%
Sparta Township	115,442	149,891	143,268	150,925	147,039	29.8%	-4.4%	5.3%	-2.6%
Swan Township	33,125	34,562	35,668	35,974	37,430	4.3%	3.2%	0.9%	4.0%
Washington Township	31,791	32,596	33,897	34,260	35,513	2.5%	4.0%	1.1%	3.7%
Wayne Township	116,919	121,189	126,743	127,731	132,525	3.7%	4.6%	0.8%	3.8%
York Township	49,231	50,517	52,273	53,302	55,273	2.6%	3.5%	2.0%	3.7%
Kendallville Civil City	3,937,260	3,489,853	3,891,429	3,817,772	3,971,206	-11.4%	11.5%	-1.9%	4.0%
Ligonier Civil City	1,278,630	1,509,890	1,368,902	1,628,660	1,757,628	18.1%	-9.3%	19.0%	7.9%
Albion Civil Town	769,555	839,973	833,447	858,189	871,948	9.2%	-0.8%	3.0%	1.6%
Avilla Civil Town	575,896	585,985	618,733	631,663	655,434	1.8%	5.6%	2.1%	3.8%
Cromwell Civil Town	138,943	141,829	134,470	138,794	150,782	2.1%	-5.2%	3.2%	8.6%
Rome City Civil Town	254,594	288,494	297,733	302,457	309,022	13.3%	3.2%	1.6%	2.2%
Wolcottville Civil Town	83,620	81,761	84,710	83,761	94,703	-2.2%	3.6%	-1.1%	13.1%
Lakeland School Corp	105,622	50,414	49,297	47,607	47,905	-52.3%	-2.2%	-3.4%	0.6%
Central Noble Community School Corp	5,874,510	2,861,280	2,945,868	3,065,246	2,908,739	-51.3%	3.0%	4.1%	-5.1%
East Noble School Corp	18,646,891	9,118,167	7,249,090	9,568,147	8,947,942	-51.1%	-20.5%	32.0%	-6.5%
West Noble School Corp	8,659,793	6,331,357	5,868,434	5,656,803	5,304,445	-26.9%	-7.3%	-3.6%	-6.2%
Smith-Green Community School Corp	1,173,529	567,986	817,706	729,974	532,874	-51.6%	44.0%	-10.7%	-27.0%
Kendallville Public Library	1,227,447	1,209,071	1,256,132	1,266,813	1,276,720	-1.5%	3.9%	0.9%	0.8%
Ligonier Public Library	198,325	202,189	211,986	217,464	223,816	1.9%	4.8%	2.6%	2.9%
Noble County Public Library	765,777	826,950	840,753	844,423	846,421	8.0%	1.7%	0.4%	0.2%
Northeast Indiana Solid Waste Mgmt Dist	215,700	220,663	232,728	207,622	228,504	2.3%	5.5%	-10.8%	10.1%
Ligonier City Redevelopment Commission	124,797	129,629	0	0	0	3.9%	-100.0%		
Albion Town Redevelopment Commission	26,828	27,837	0	0	0	3.8%	-100.0%		
Avilla Town Redevelopment Commission	58,119	60,408	0	0	0	3.9%	-100.0%		
Kendallville Redevelopment Commission	0	0	0	0	0				

Noble County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
57001	Albion Township	1.3283	--	--	17.2398%	--	--	--	1.0993
57002	Albion-Albion	2.4349	--	--	17.2398%	--	--	--	2.0151
57003	Allen Township	1.4291	--	--	17.2398%	--	--	--	1.1827
57004	Kendallville City-Allen Twp	2.6009	--	--	17.2398%	--	--	--	2.1525
57005	Avilla Town	2.1772	--	--	17.2398%	--	--	--	1.8019
57006	Elkhart Township	1.7039	--	--	17.2398%	--	--	--	1.4102
57007	Green Township	1.2360	--	--	17.2398%	--	--	--	1.0229
57008	Jefferson Township	1.3486	--	--	17.2398%	--	--	--	1.1161
57009	Noble Township	1.4068	--	--	17.2398%	--	--	--	1.1643
57010	Orange Township	1.6194	--	--	17.2398%	--	--	--	1.3402
57011	Rome City Town	1.9053	--	--	17.2398%	--	--	--	1.5768
57012	Wolcottville Town	2.4698	--	--	17.2398%	--	--	--	2.0440
57013	Perry Township	1.6616	--	--	17.2398%	--	--	--	1.3751
57014	Ligonier City	2.9871	--	--	17.2398%	--	--	--	2.4721
57015	Sparta Township	1.8300	--	--	17.2398%	--	--	--	1.5145
57016	Cromwell Town	3.1166	--	--	17.2398%	--	--	--	2.5793
57017	Swan Township	1.4041	--	--	17.2398%	--	--	--	1.1620
57018	Washington Township	1.7219	--	--	17.2398%	--	--	--	1.4250
57019	Wayne Township	1.5019	--	--	17.2398%	--	--	--	1.2430
57020	Kendallville City-Wayne Twp	2.5997	--	--	17.2398%	--	--	--	2.1515
57021	York Township	1.3645	--	--	17.2398%	--	--	--	1.1293
57022	Albion-Jefferson	2.4156	--	--	17.2398%	--	--	--	1.9992

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Noble County 2012 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	*18,180*	*736,803*	*6,226*	*24,446*	*785,654*	*36,936,708*	*2.1%*
TIF Total	*0*	*9,628*	*0*	*0*	*9,628*	*3,014,209*	*0.3%*
County Total	*18,180*	*746,431*	*6,226*	*24,446*	*795,282*	*39,950,917*	*2.0%*
Noble County	3,796	105,903	777	5,033	115,509	7,473,411	1.5%
Albion Township	10	734	0	20	764	28,034	2.7%
Allen Township	1	993	0	156	1,150	95,378	1.2%
Elkhart Township	0	0	0	15	15	49,718	0.0%
Green Township	0	0	0	5	5	38,434	0.0%
Jefferson Township	0	1	0	11	12	60,411	0.0%
Noble Township	0	0	0	57	57	147,096	0.0%
Orange Township	0	340	0	151	492	356,200	0.1%
Perry Township	760	3,671	0	44	4,475	152,157	2.9%
Sparta Township	0	656	101	24	781	147,039	0.5%
Swan Township	0	0	0	48	48	37,430	0.1%
Washington Township	0	0	0	1	1	35,513	0.0%
Wayne Township	48	3,062	0	148	3,258	132,525	2.5%
York Township	0	0	0	13	13	55,273	0.0%
Kendallville Civil City	2,098	159,798	0	3,080	164,976	3,971,206	4.2%
Ligonier Civil City	0	97,220	0	646	97,865	1,757,628	5.6%
Albion Civil Town	295	22,014	0	604	22,913	871,948	2.6%
Avilla Civil Town	0	7,362	0	710	8,072	655,434	1.2%
Cromwell Civil Town	0	18,449	2,831	0	21,281	150,782	14.1%
Rome City Civil Town	0	0	0	157	157	309,022	0.1%
Wolcottville Civil Town	0	8,234	0	133	8,366	94,703	8.8%
Lakeland School Corp	0	4,165	0	67	4,232	47,905	8.8%
Central Noble Community School Corp	211	15,742	0	1,070	17,023	2,908,739	0.6%
East Noble School Corp	1,665	135,173	0	9,022	145,861	8,947,942	1.6%
West Noble School Corp	8,822	107,319	2,318	1,336	119,795	5,304,445	2.3%
Smith-Green Community School Corp	0	0	0	75	75	532,874	0.0%
Kendallville Public Library	334	26,666	0	1,017	28,017	1,276,720	2.2%
Ligonier Public Library	0	12,380	0	82	12,462	223,816	5.6%
Noble County Public Library	23	3,684	174	565	4,446	846,421	0.5%
Northeast Indiana Solid Waste Mgmt Dist	116	3,238	24	154	3,532	228,504	1.5%
Ligonier City Redevelopment Commission	0	0	0	0	0	0	
Albion Town Redevelopment Commission	0	0	0	0	0	0	
Avilla Town Redevelopment Commission	0	0	0	0	0	0	
Kendallville Redevelopment Commission	0	0	0	0	0	0	
TIF - Albion- Dexter	0	0	0	0	0	21,425	0.0%
TIF - Albion Town	0	2,571	0	0	2,571	126,573	2.0%
TIF - Avilla	0	73	0	0	73	437,112	0.0%
TIF - Ligonier Warren	0	2,583	0	0	2,583	611,078	0.4%
TIF - Ligonier Guardian	0	3	0	0	3	916,678	0.0%
TIF - Kendallville Walmart	0	3,588	0	0	3,588	483,441	0.7%
TIF - Kendallville Wayne	0	810	0	0	810	91,489	0.9%
TIF - Albion- Jefferson	0	0	0	0	0	326,413	0.0%

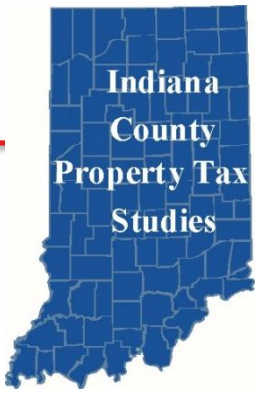
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

2012 Ohio County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Ohio County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Ohio County the average tax bill for all taxpayers increased 2.6%. This tax bill rise was mainly the result of a 2.7% increase in the tax levy of all local government units. Ohio County net assessed value increased 1.4%, mostly due to rising farmland and homestead assessments. A levy increase greater than net assessment growth caused tax rates to rise in all Ohio County tax districts, but Ohio County's tax rates are so low that few taxpayers were eligible for tax cap credits.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	2.6%	$2,631,225	$266,094,925	0.0%
Change		2.7%	1.4%	0.0%
2011	22.9%	$2,561,152	$262,328,237	0.0%

Homestead Property Taxes

Homestead property taxes increased 0.6% on average in Ohio County in 2012. Tax rates in all Ohio County tax districts increased slightly, and the county average tax rate rose by 1.3%. Ohio County's tax rates were so low that no homesteads were eligible for tax cap credits in 2012. Ohio County had no local homestead credits in 2012.

Comparable Homestead Property Tax Changes in Ohio County

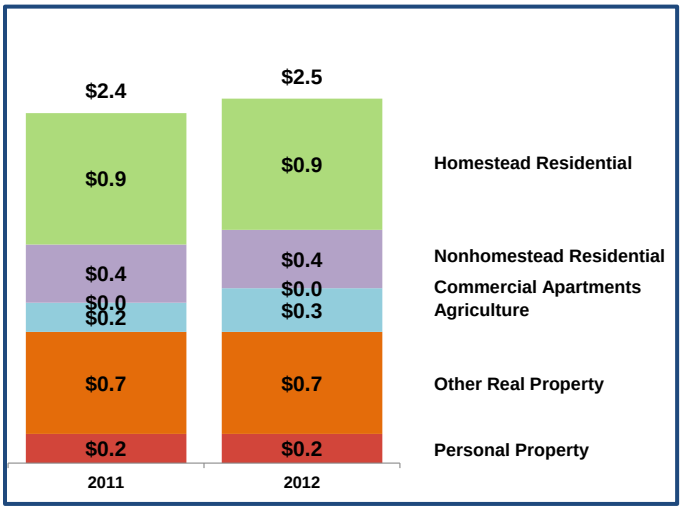
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,140	66.2%
No Change	17	1.0%
Lower Tax Bill	565	32.8%
Average Change in Tax Bill	**0.6%**	
Detailed Change in Tax Bill		
20% or More	36	2.1%
10% to 19%	31	1.8%
1% to 9%	1,073	62.3%
0%	17	1.0%
-1% to -9%	475	27.6%
-10% to -19%	55	3.2%
-20% or More	35	2.0%
Total	**1,722**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most Ohio County 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers increased 2.6% in Ohio County in 2012. Net taxes were slightly lower for homesteads and lower for commercial apartments. Net taxes were higher for agricultural property, nonhomestead residential property (mostly small rentals and second homes), and business real and personal property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in all five of Ohio County's tax districts. The average tax rate rose by 1.3%, because the levy increase was greater than the increase in net assessed value.

Levies in Ohio County increased by 2.7%. The largest levy increase was in the county unit, due to increases in its general fund. Rising Sun-Ohio County School Corporation experienced a small decrease in its capital projects fund.

Ohio County's total net assessed value increased 1.4% in 2012. Agricultural net assessments rose 6.4%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments rose 0.8%. The decline in business real and personal property may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$237,215,494	$237,036,500	-0.1%	$103,411,426	$106,048,883	2.6%
Other Residential	43,191,200	43,374,400	0.4%	42,996,920	43,074,770	0.2%
Ag Business/Land	28,109,900	30,156,300	7.3%	28,039,040	29,834,080	6.4%
Business Real/Personal	99,922,696	98,857,783	-1.1%	88,645,796	87,782,267	-1.0%
Total	**$408,439,290**	**$409,424,983**	**0.2%**	**$263,093,182**	**$266,740,000**	**1.4%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Ohio County were $854, which rounded to 0% of the levy. This was among the lowest rates in the state. Tax rates are the main determinant of tax cap credits, and Ohio County's tax rates also were among the lowest in the state.

All of Ohio County's tax cap credits were in the elderly category, which limits the tax bill increases of older homeowners to 2% per year. No units of government lost more than 0.1% of their levies to the tax cap credits, and none lost more than $400.

Tax Cap Credits by Category

Tax cap credits decreased slightly in Ohio County in 2012 by $197, or 18.8%. The percentage of the levy lost to credits was unchanged at near zero. There were no major changes in state policy to affect tax cap credits in 2012.

Tax Cap Category	2011	2012	Difference	% Change
1%	$0	$0	$0	0.0%
2%	0	0	0	0.0%
3%	0	0	0	0.0%
Elderly	1,051	854	-197	-18.8%
Total	$1,051	$854	-$197	-18.8%
% of Levy	0.0%	0.0%		0.0%

Ohio County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*4,609,901*	*2,584,629*	*2,116,753*	*2,561,152*	*2,631,225*	*-43.9%*	*-18.1%*	*21.0%*	*2.7%*
State Unit	7,296	0	0	0	0	-100.0%			
Ohio County	1,272,178	1,113,837	766,364	942,807	992,800	-12.4%	-31.2%	23.0%	5.3%
Cass Township	12,629	12,893	12,885	13,162	13,827	2.1%	-0.1%	2.1%	5.1%
Pike Township	11,827	12,221	12,282	12,603	13,210	3.3%	0.5%	2.6%	4.8%
Randolph Township	32,925	34,018	33,716	34,231	36,006	3.3%	-0.9%	1.5%	5.2%
Union Township	4,950	5,158	5,267	5,355	5,606	4.2%	2.1%	1.7%	4.7%
Rising Sun Civil City	356,222	359,103	352,603	363,861	378,469	0.8%	-1.8%	3.2%	4.0%
Rising Sun-Ohio County Comm School Corp	2,789,368	921,555	806,767	1,060,593	1,057,461	-67.0%	-12.5%	31.5%	-0.3%
Ohio County Public Library	91,500	93,797	93,672	96,274	101,116	2.5%	-0.1%	2.8%	5.0%
Southeastern Indiana Solid Waste Mgmt	31,006	32,047	33,197	32,266	32,730	3.4%	3.6%	-2.8%	1.4%

Ohio County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
58001	Cass Township	0.8697	--	--	--	--	--	--	0.8697
58002	Pike Township	0.8800	--	--	--	--	--	--	0.8800
58003	Randolph Township	0.8513	--	--	--	--	--	--	0.8513
58004	Rising Sun City	1.1653	--	--	--	--	--	--	1.1653
58005	Union Township	0.8509	--	--	--	--	--	--	0.8509

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Ohio County 2012 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*	*854*	*854*	*2,631,225*	*0.0%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*0*	*0*	*0*	*854*	*854*	*2,631,225*	*0.0%*
Ohio County	0	0	0	311	311	992,800	0.0%
Cass Township	0	0	0	1	1	13,827	0.0%
Pike Township	0	0	0	10	10	13,210	0.1%
Randolph Township	0	0	0	10	10	36,006	0.0%
Union Township	0	0	0	0	0	5,606	0.0%
Rising Sun Civil City	0	0	0	147	147	378,469	0.0%
Rising Sun-Ohio County Comm School Corp	0	0	0	332	332	1,057,461	0.0%
Ohio County Public Library	0	0	0	32	32	101,116	0.0%
Southeastern Indiana Solid Waste Mgmt	0	0	0	10	10	32,730	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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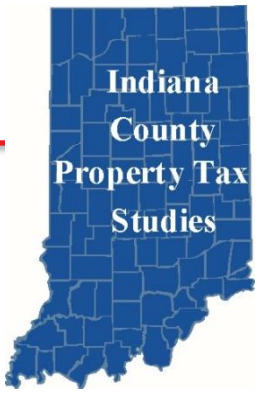
Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.
The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.

2012 Orange County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Orange County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Orange County the average tax bill for all taxpayers increased substantially, by 10.0%. This tax bill rise was mainly the result of the 6.1% increase in the tax levy of all local government units and an increase in certified net assessed value of 2.5%. Business and agricultural net assessments increased the most. Levy growth exceeded the net assessed value increase, so the average tax rate rose. Rates increased in all taxing districts. Orange County tax rates are so low, however, that tax cap credits increased as a percent of the levy by only 0.1% in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	10.0%	$11,357,246	$706,330,762	0.3%
Change		6.1%	2.5%	0.1%
2011	-1.8%	$10,703,591	$688,955,162	0.2%

Homestead Property Taxes

Homestead property taxes increased 6.1% on average in Orange County in 2012. Tax rates increased in all Orange County tax districts. The county average tax rate rose by 3.5%. Homestead assessments rose as well. Orange County tax rates are low, however, so few homeowners are eligible for tax cap credits. The percentage of Orange County homesteads at their tax caps rose from 0.3% in 2011 to 0.4% in 2012.

Net Tax Bill Changes - All Property Types

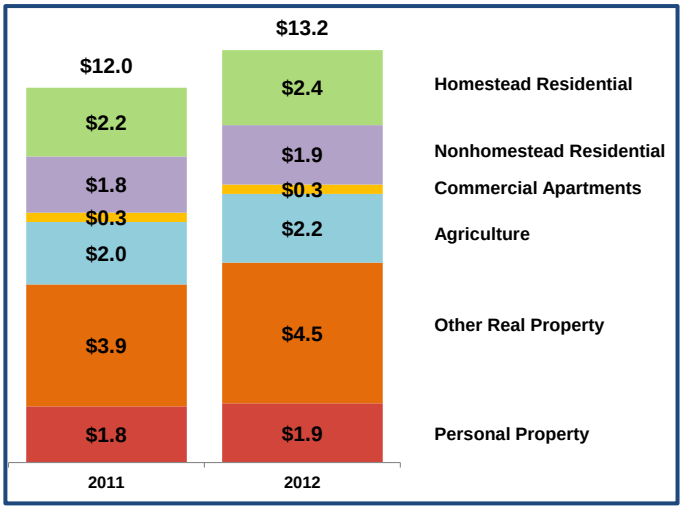
The largest share of Orange County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers increased 10.0% in Orange County in 2012. Net taxes were especially higher for agricultural property and other real property and higher for all other categories of property except commercial apartments. Commercial apartment net taxes fell by 1.0%.

Comparable Homestead Property Tax Changes in Orange County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	4,768	78.6%
No Change	354	5.8%
Lower Tax Bill	941	15.5%
Average Change in Tax Bill	**6.1%**	
Detailed Change in Tax Bill		
20% or More	325	5.4%
10% to 19%	352	5.8%
1% to 9%	4,091	67.5%
0%	354	5.8%
-1% to -9%	733	12.1%
-10% to -19%	87	1.4%
-20% or More	121	2.0%
Total	**6,063**	**100.0%**

Note: Percentages may not total due to rounding.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in all Orange County tax districts. The average tax rate rose by 3.5%, because the levy increase was not offset by the smaller increase in certified net assessed value.

Levies in Orange County increased by 6.1%. The largest levy increase was in Paoli Community School Corporation, which had increases in its capital projects, transportation, and bus replacement funds. Springs Valley Schools saw an increase in its debt service levy. No units had substantial tax levy reductions.

Orange County's total net assessed value increased 5.6% in 2012. Agricultural net assessments rose 11.6%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Business net assessments rose 6.5%, and homestead and other residential assessments increased by smaller amounts.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$462,079,510	$468,025,110	1.3%	$160,785,540	$164,170,968	2.1%
Other Residential	120,408,600	121,251,100	0.7%	119,458,046	120,162,848	0.6%
Ag Business/Land	151,670,270	169,794,100	11.9%	151,109,622	168,578,687	11.6%
Business Real/Personal	416,204,590	417,217,660	0.2%	324,013,806	345,046,706	6.5%
Total	**$1,150,362,970**	**$1,176,287,970**	**2.3%**	**$755,367,014**	**$797,959,209**	**5.6%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Orange County were $42,430, or 0.3% of the levy. This was less than the state average percentage of the levy of 9.2%, and also less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Orange County's tax rates were much lower than the state average and the state median.

Tax cap credits were divided among the 1% homestead category, the 2% nonhomestead/farmland category, and the elderly category. This latter credit holds homeowner taxes for those 65 and over to a maximum 2% annual increase. The largest percentage loss was in the town of West Baden, where district tax rates were above $2 per $100 assessed value. The largest dollar losses were in the Springs Valley School Corporation. Tax cap credit losses were very small for Orange County governments, however.

Tax cap credits increased in Orange County in 2012 by $19,535, or 85.3%. The percentage of the levy lost to credits increased by 0.1%. There were no major changes in state policy to affect tax cap credits in 2012. Orange County credits increased mainly because district tax rates increased, though tax rates remained quite low.

Tax Cap Category	2011	2012	Difference	% Change
1%	$6,417	$10,056	$3,639	56.7%
2%	3,057	14,982	11,926	390.2%
3%	0	0	0	0.0%
Elderly	13,421	17,392	3,970	29.6%
Total	$22,895	$42,430	$19,535	85.3%
% of Levy	0.2%	0.3%		0.1%

Orange County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	% Change 2009 - 2010	% Change 2010 - 2011	% Change 2011 - 2012
County Total	*13,756,612*	*9,902,610*	*10,809,164*	*10,703,591*	*11,357,246*	*-28.0%*	*9.2%*	*-1.0%*	*6.1%*
State Unit	16,917	0	0	0	0	-100.0%			
Orange County	2,274,727	2,181,612	2,212,172	2,327,291	2,412,826	-4.1%	1.4%	5.2%	3.7%
French Lick Township	24,925	26,608	26,862	27,013	28,128	6.8%	1.0%	0.6%	4.1%
Greenfield Township	11,101	11,621	12,132	12,325	12,325	4.7%	4.4%	1.6%	0.0%
Jackson Township	9,965	10,354	10,932	11,189	11,587	3.9%	5.6%	2.4%	3.6%
Northeast Township	9,605	10,226	10,581	10,788	11,157	6.5%	3.5%	2.0%	3.4%
Northwest Township	11,043	7,628	9,772	9,986	10,363	-30.9%	28.1%	2.2%	3.8%
Orangeville Township	6,755	6,973	7,400	7,363	7,633	3.2%	6.1%	-0.5%	3.7%
Orleans Township	6,445	6,047	7,343	2,819	8,095	-6.2%	21.4%	-61.6%	187.2%
Paoli Township	41,249	42,955	45,888	46,600	46,386	4.1%	6.8%	1.6%	-0.5%
Southeast Township	7,525	7,817	8,330	8,603	5,514	3.9%	6.6%	3.3%	-35.9%
Stamperscreek Township	9,111	9,797	10,106	10,287	10,260	7.5%	3.2%	1.8%	-0.3%
French Lick Civil Town	457,810	519,157	577,109	548,315	567,862	13.4%	11.2%	-5.0%	3.6%
Orleans Civil Town	324,199	348,271	588,958	481,241	516,629	7.4%	69.1%	-18.3%	7.4%
Paoli Civil Town	417,316	421,164	454,741	465,227	480,414	0.9%	8.0%	2.3%	3.3%
West Baden Civil Town	173,931	214,040	213,956	211,342	198,160	23.1%	0.0%	-1.2%	-6.2%
Orleans Community School Corp	2,467,664	1,447,567	1,596,209	1,461,341	1,549,826	-41.3%	10.3%	-8.4%	6.1%
Paoli Community School Corp	3,499,205	1,561,249	2,156,428	2,098,073	2,283,753	-55.4%	38.1%	-2.7%	8.9%
Springs Valley Community School Corp	3,247,217	2,093,560	1,931,580	1,958,710	2,126,000	-35.5%	-7.7%	1.4%	8.5%
Orleans Public Library	49,466	59,761	61,106	64,137	66,230	20.8%	2.3%	5.0%	3.3%
Paoli Public Library	56,833	230,265	155,223	191,884	242,126	305.2%	-32.6%	23.6%	26.2%
French Lick-Melton Public Library	206,860	224,405	235,083	241,300	239,744	8.5%	4.8%	2.6%	-0.6%
Orange County Fire Protection District	215,272	212,169	222,156	228,041	227,688	-1.4%	4.7%	2.6%	-0.2%
Orange County Solid Waste Mgmt Dist	211,471	249,364	255,097	279,716	294,540	17.9%	2.3%	9.7%	5.3%

Orange County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
59001	French Lick Township	1.4853	--	--	--	--	--	--	1.4853
59002	French Lick Town	2.0803	--	--	--	--	--	--	2.0803
59003	West Baden Town	2.1846	--	--	--	--	--	--	2.1846
59004	Greenfield Township	1.3406	--	--	--	--	--	--	1.3406
59005	Jackson Township	1.4450	--	--	--	--	--	--	1.4450
59006	Northeast Township	1.2206	--	--	--	--	--	--	1.2206
59007	Northwest Township	1.4856	--	--	--	--	--	--	1.4856
59008	Orangeville Township	1.2232	--	--	--	--	--	--	1.2232
59009	Orleans Township	1.2403	--	--	--	--	--	--	1.2403
59010	Orleans Town	1.8100	--	--	--	--	--	--	1.8100
59011	Paoli Township	1.4545	--	--	--	--	--	--	1.4545
59012	Paoli Town	1.8957	--	--	--	--	--	--	1.8957
59013	Southeast Township	1.3050	--	--	--	--	--	--	1.3050
59014	Stamperscreek Township	1.3241	--	--	--	--	--	--	1.3241

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Orange County 2012 Circuit Breaker Cap Credits

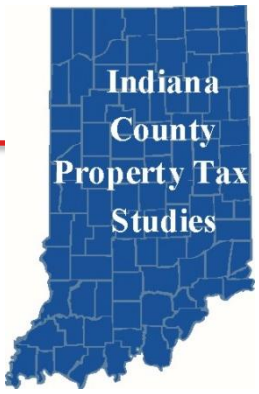
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*10,056*	*14,450*	*0*	*17,392*	*41,898*	*11,357,246*	*0.4%*
TIF Total	*0*	*532*	*0*	*0*	*532*	*1,705,200*	*0.0%*
County Total	*10,056*	*14,982*	*0*	*17,392*	*42,430*	*13,062,446*	*0.3%*
Orange County	1,856	2,332	0	3,575	7,762	2,412,826	0.3%
French Lick Township	33	103	0	44	180	28,128	0.6%
Greenfield Township	0	0	0	25	25	12,325	0.2%
Jackson Township	9	0	0	33	42	11,587	0.4%
Northeast Township	0	0	0	3	3	11,157	0.0%
Northwest Township	0	0	0	15	15	10,363	0.1%
Orangeville Township	1	0	0	0	2	7,633	0.0%
Orleans Township	1	0	0	7	7	8,095	0.1%
Paoli Township	69	0	0	102	171	46,386	0.4%
Southeast Township	0	0	0	9	9	5,514	0.2%
Stamperscreek Township	8	0	0	4	12	10,260	0.1%
French Lick Civil Town	226	2,886	0	721	3,833	567,862	0.7%
Orleans Civil Town	34	0	0	687	721	516,629	0.1%
Paoli Civil Town	758	0	0	1,136	1,894	480,414	0.4%
West Baden Civil Town	1,341	1,800	0	257	3,399	198,160	1.7%
Orleans Community School Corp	113	0	0	978	1,091	1,549,826	0.1%
Paoli Community School Corp	2,434	0	0	4,384	6,819	2,283,753	0.3%
Springs Valley Community School Corp	2,222	6,256	0	3,680	12,158	2,126,000	0.6%
Orleans Public Library	5	0	0	54	59	66,230	0.1%
Paoli Public Library	361	0	0	534	894	242,126	0.4%
French Lick-Melton Public Library	264	788	0	396	1,448	239,744	0.6%
Orange County Fire Protection District	95	0	0	310	405	227,688	0.2%
Orange County Solid Waste Mgmt Dist	227	285	0	436	948	294,540	0.3%
TIF - French Lick Town	0	532	0	0	532	1,442,469	0.0%
TIF - West Baden Town	0	0	0	0	0	262,732	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.

2012 Owen County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Owen County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Owen County the average tax bill for all taxpayers increased slightly, by 0.1%. This small tax bill rise was the result of a small 0.8% increase in the total levy of all local government units. Certified net assessed value rose 7.2%, mainly due to agricultural and business assessment increases. Homestead assessments fell, which may have been a legacy of the recession. Lower tax rates caused tax cap credits as a percentage of levies to fall by 1.4%.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	0.1%	$13,584,691	$666,038,500	1.5%
Change		0.8%	7.2%	-1.4%
2011	3.5%	$13,470,713	$621,097,658	2.9%

Homestead Property Taxes

Homestead property taxes decreased 8.0% on average in Owen County in 2012. Tax rates fell in all Owen County tax districts, and the county average tax rate decreased 6.0%. Homestead assessments also decreased. The rate and assessment decline explain the drop in homestead tax bills. The percentage of homesteads at their tax caps decreased from 4.7% in 2011 to 2.3% in 2012. Owen County does not have local property tax credits.

Comparable Homestead Property Tax Changes in Owen County

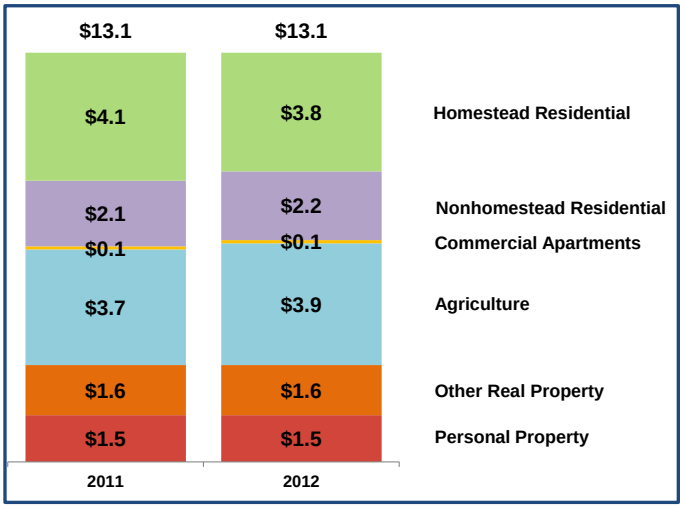
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,002	16.5%
No Change	173	2.9%
Lower Tax Bill	4,892	80.6%
Average Change in Tax Bill	**-8.0%**	
Detailed Change in Tax Bill		
20% or More	402	6.6%
10% to 19%	205	3.4%
1% to 9%	395	6.5%
0%	173	2.9%
-1% to -9%	2,542	41.9%
-10% to -19%	1,497	24.7%
-20% or More	853	14.1%
Total	**6,067**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest shares of Owen County's 2012 net property taxes were paid by owners of agricultural property and by homeowners. Net tax bills for all taxpayers rose slightly by 0.1% in Owen County in 2012. Net taxes were higher on agricultural property, commercial apartments, business real property (other real), and nonhomestead residential property (mostly small rentals and second homes). Taxes were lower on homesteads and personal property (mostly business equipment).

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all Owen County tax districts. The average tax rate fell by 6.0%, because a small levy increase was offset by a larger increase in net assessed value.

Levies in Owen County increased slightly by 0.8%. The largest levy increase was in the Spencer-Owen Community School Corporation, primarily due to increases in the debt service and transportation funds. The Cloverdale Community School Corporation had a large decrease in its bus replacement fund; the town of Spencer had a decrease in its special fire protection territory general fund; and the county unit decreased its general fund.

Owen County's total net assessed value increased 5.4% in 2012. Agricultural net assessments rose 14.3%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Business property assessments also rose substantially, and other residential assessments increased by a smaller amount. Homestead assessments fell, which may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$579,282,875	$570,097,406	-1.6%	$206,836,354	$204,239,719	-1.3%
Other Residential	109,341,399	110,349,900	0.9%	108,306,655	109,473,658	1.1%
Ag Business/Land	178,302,301	205,017,959	15.0%	177,819,461	203,188,335	14.3%
Business Real/Personal	159,925,225	168,942,125	5.6%	128,554,235	138,090,494	7.4%
Total	**$1,026,851,800**	**$1,054,407,390**	**2.7%**	**$621,516,705**	**$654,992,206**	**5.4%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Owen County were $198,878, or 1.5% of the levy. This was much less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits. Owen County's tax rates were lower than the state average, but near the state median. Its tax cap credits as a percent of the levy are lower than its tax rates would indicate because only two of its districts have rates above $2 per $100 assessed value.

More than three-quarters of Owen County's total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the towns of Gosport and Spencer, where district tax rates were above $2 per $100 assessed value. The largest dollar losses were in the Spencer-Owen School Corporation.

Tax Cap Credits by Category

Tax cap credits decreased in Owen County in 2012 by $188,616, or 48.7%. The percentage of the levy lost to credits fell by 1.4%. There were no major changes in state policy to affect tax cap credits in 2012. Owen County credits decreased mainly because of the large drop in tax rates.

Tax Cap Category	2011	2012	Difference	% Change
1%	$93,370	$37,331	-$56,039	-60.0%
2%	294,124	157,177	-136,948	-46.6%
3%	0	0	0	0.0%
Elderly	0	4,371	4,371	--
Total	$387,494	$198,878	-$188,616	-48.7%
% of Levy	2.9%	1.5%		-1.4%

Owen County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*18,304,056*	*12,744,957*	*13,125,291*	*13,470,713*	*13,584,691*	*-30.4%*	*3.0%*	*2.6%*	*0.8%*
State Unit	17,752	0	0	0	0	-100.0%			
Owen County	3,264,232	2,675,816	2,782,391	2,856,429	2,682,803	-18.0%	4.0%	2.7%	-6.1%
Clay Township	35,647	35,619	36,350	34,747	32,689	-0.1%	2.1%	-4.4%	-5.9%
Franklin Township	21,944	22,825	23,420	22,784	22,703	4.0%	2.6%	-2.7%	-0.4%
Harrison Township	9,582	9,991	10,355	9,506	10,971	4.3%	3.6%	-8.2%	15.4%
Jackson Township	14,743	15,940	15,479	14,757	16,937	8.1%	-2.9%	-4.7%	14.8%
Jefferson Township	18,715	19,785	20,344	19,630	21,462	5.7%	2.8%	-3.5%	9.3%
Jennings Township	12,696	13,420	13,786	13,351	14,434	5.7%	2.7%	-3.2%	8.1%
Lafayette Township	10,022	10,402	10,753	10,470	11,350	3.8%	3.4%	-2.6%	8.4%
Marion Township	15,161	16,038	16,549	16,561	16,682	5.8%	3.2%	0.1%	0.7%
Montgomery Township	10,998	10,898	10,842	11,127	11,554	-0.9%	-0.5%	2.6%	3.8%
Morgan Township	16,906	22,415	22,188	21,065	22,059	32.6%	-1.0%	-5.1%	4.7%
Taylor Township	13,352	13,901	14,330	14,109	0	4.1%	3.1%	-1.5%	-100.0%
Washington Township	38,725	20,850	20,115	18,938	20,456	-46.2%	-3.5%	-5.9%	8.0%
Wayne Township	19,703	20,512	21,341	20,851	22,576	4.1%	4.0%	-2.3%	8.3%
Gosport Civil Town	56,172	57,251	59,920	61,073	63,301	1.9%	4.7%	1.9%	3.6%
Spencer Civil Town	797,347	819,900	852,543	839,989	675,374	2.8%	4.0%	-1.5%	-19.6%
Spencer-Owen Community School Corp	10,931,727	6,845,855	7,179,624	7,430,605	8,064,975	-37.4%	4.9%	3.5%	8.5%
Cloverdale Community School Corp	2,333,511	1,431,271	1,312,852	1,373,372	1,193,860	-38.7%	-8.3%	4.6%	-13.1%
Spencer-Owen County Public Library	610,980	629,164	649,372	631,656	668,036	3.0%	3.2%	-2.7%	5.8%
Clay-Owen-Vigo Solid Waste Mgmt Dist	0	0	0	0	0				
Poland Fire Territory (Jackson Township)	54,141	53,104	52,737	49,693	12,469	-1.9%	-0.7%	-5.8%	-74.9%

Owen County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
60016	Clay Township	1.9732	--	--	--	--	--	--	1.9732
60017	Franklin Township	1.9679	--	--	--	--	--	--	1.9679
60018	Harrison Township	1.9738	--	--	--	--	--	--	1.9738
60019	Jackson Township	1.7927	--	--	--	--	--	--	1.7927
60020	Jefferson Township	1.9724	--	--	--	--	--	--	1.9724
60021	Jennings Township	1.7829	--	--	--	--	--	--	1.7829
60022	Lafayette Township	1.9577	--	--	--	--	--	--	1.9577
60023	Marion Township	1.9721	--	--	--	--	--	--	1.9721
60024	Montgomery Township	1.9564	--	--	--	--	--	--	1.9564
60025	Morgan Township	1.9885	--	--	--	--	--	--	1.9885
60026	Taylor Township	1.7203	--	--	--	--	--	--	1.7203
60027	Washington Township	1.9442	--	--	--	--	--	--	1.9442
60028	Spencer Town	2.5987	--	--	--	--	--	--	2.5987
60029	Wayne Township	1.9777	--	--	--	--	--	--	1.9777
60030	Gosport Town	2.3755	--	--	--	--	--	--	2.3755

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Owen County 2012 Circuit Breaker Cap Credits

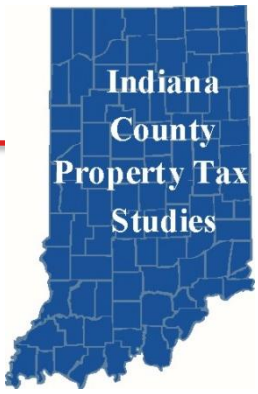
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*37,331*	*157,177*	*0*	*4,371*	*198,878*	*13,584,691*	*1.5%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*37,331*	*157,177*	*0*	*4,371*	*198,878*	*13,584,691*	*1.5%*
Owen County	6,726	24,751	0	857	32,334	2,682,803	1.2%
Clay Township	86	0	0	11	97	32,689	0.3%
Franklin Township	66	0	0	16	82	22,703	0.4%
Harrison Township	2	0	0	0	2	10,971	0.0%
Jackson Township	11	0	0	6	17	16,937	0.1%
Jefferson Township	30	0	0	6	35	21,462	0.2%
Jennings Township	0	0	0	15	15	14,434	0.1%
Lafayette Township	12	0	0	3	15	11,350	0.1%
Marion Township	49	0	0	13	62	16,682	0.4%
Montgomery Township	0	0	0	2	2	11,554	0.0%
Morgan Township	49	0	0	0	49	22,059	0.2%
Taylor Township	0	0	0	0	0	0	
Washington Township	96	502	0	5	604	20,456	3.0%
Wayne Township	17	383	0	3	403	22,576	1.8%
Gosport Civil Town	155	4,693	0	36	4,884	63,301	7.7%
Spencer Civil Town	4,773	33,432	0	241	38,445	675,374	5.7%
Spencer-Owen Community School Corp	22,759	87,254	0	2,439	112,452	8,064,975	1.4%
Cloverdale Community School Corp	816	0	0	499	1,316	1,193,860	0.1%
Spencer-Owen County Public Library	1,675	6,163	0	213	8,051	668,036	1.2%
Clay-Owen-Vigo Solid Waste Mgmt Dist	0	0	0	0	0	0	
Poland Fire Territory (Jackson Township)	8	0	0	5	13	12,469	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.

2012 Parke County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Parke County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Parke County the average tax bill for all taxpayers decreased by 4.6%. This tax bill drop was the result of a 2.9% decrease in the tax levy of all local government units. Certified net assessed values increased by 6.3%. Parke County net assessed value rose mainly due to a big increase in farmland assessments. Homestead and other residential assessments increased by small amounts, and business net assessments were almost unchanged. Falling levies and rising assessed value caused tax rates to fall in all Parke County tax districts. Parke County tax rates are so low that tax cap credits were very low, and remained almost unchanged in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-4.6%	$9,959,698	$755,309,362	0.3%
Change		-2.9%	6.3%	0.0%
2011	-6.7%	$10,257,445	$710,467,076	0.3%

Homestead Property Taxes

Homestead property taxes decreased 11.0% on average in Parke County in 2012. Tax rates decreased in all of Parke County's tax districts. The county average tax rate fell by 8.7%. Parke County's tax rates are so low, and its local property tax credits are so large, that very few homesteads qualified for tax cap credits in 2012.

Comparable Homestead Property Tax Changes in Parke County

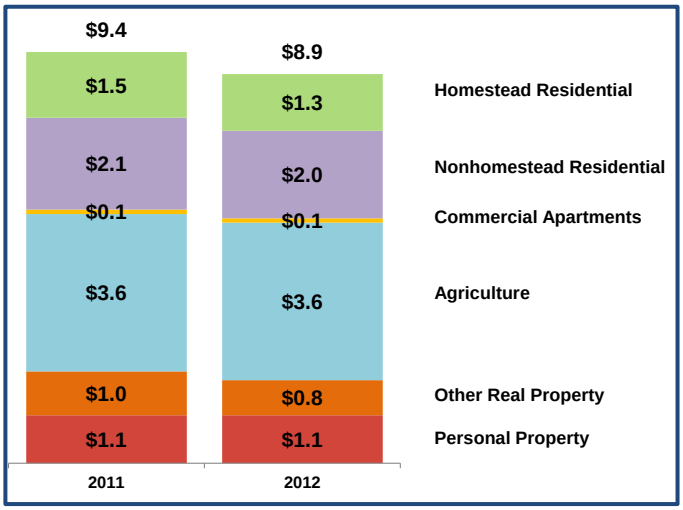
	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,051	23.0%
No Change	421	9.2%
Lower Tax Bill	3,107	67.9%
Average Change in Tax Bill	-11.0%	
Detailed Change in Tax Bill		
20% or More	538	11.7%
10% to 19%	193	4.2%
1% to 9%	320	7.0%
0%	421	9.2%
-1% to -9%	952	20.8%
-10% to -19%	564	12.3%
-20% or More	1,591	34.7%
Total	**4,579**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest share of Parke County's 2012 net property taxes were paid by owners of agricultural property. Net tax bills for all taxpayers decreased 4.6% in Parke County in 2012. Net taxes were slightly higher for agricultural property owners and lower for all other categories of property. Taxes were much lower for commercial apartments and other real property (business land and buildings).

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all Parke County tax districts. The average tax rate fell by 8.7%, because the levy decreased and net assessed value increased.

Levies in Parke County decreased by 2.9%. Southwest Parke School Corporation had the largest decrease, due to reduced bus replacement and debt service funds. Rockville Schools saw a decrease in its debt service and transportation levies, and the town of Rockville experienced a drop in its motor vehicle highway and general fund levies. Clay Community School Corporation experienced the largest levy increase, due to increases in its debt service, transportation, and capital projects funds.

Parke County's total net assessed value increased 4.9% in 2012. Agricultural net assessments rose 11.4%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments rose only 0.9%. Homestead and other residential assessments had modest increases.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$416,345,488	$421,225,969	1.2%	$155,380,725	$157,359,889	1.3%
Other Residential	143,921,700	145,824,400	1.3%	142,988,331	144,981,040	1.4%
Ag Business/Land	275,253,600	307,548,800	11.7%	274,556,102	305,824,386	11.4%
Business Real/Personal	179,915,447	177,886,039	-1.1%	149,813,803	149,884,003	0.0%
Total	**$1,015,436,235**	**$1,052,485,208**	**3.6%**	**$722,738,961**	**$758,049,318**	**4.9%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Parke County were $32,445, or 0.3% of the levy. This was much less than the state average percentage of the levy of 9.2%, and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Parke County's tax rates were much lower than the state average. Additionally, Parke County's large local property tax credits keep tax bills low enough that few taxpayers qualify for tax cap credits.

Almost half of the total tax cap credits were in the elderly category, which holds tax bill increases on the homes of older homeowners to 2% per year. Most of the rest of the tax cap credits were in the 2% nonhomestead/farmland category. The largest percentage losses were in the town of Montezuma, where district tax rates exceeded $2 per $100 assessed value. The largest dollar losses were in the Southwest Parke School Corporation and the county unit.

Tax cap credits decreased in Parke County in 2012 by $2,805, or 8.0%. The percentage of the levy lost to credits was unchanged. There were no major changes in state policy to affect tax cap credits in 2012. Parke County credits decreased mainly because district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$2	$4,910	$4,908	275744.9%
2%	23,585	11,449	-12,136	-51.5%
3%	0	0	0	0.0%
Elderly	11,663	16,086	4,423	37.9%
Total	$35,251	$32,445	-$2,805	-8.0%
% of Levy	0.3%	0.3%		0.0%

Parke County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*15,106,171*	*10,155,226*	*10,704,050*	*10,257,445*	*9,959,698*	*-32.8%*	*5.4%*	*-4.2%*	*-2.9%*
State Unit	17,867	0	0	0	0	-100.0%			
Parke County	3,297,229	2,955,925	2,924,104	2,924,993	2,927,579	-10.4%	-1.1%	0.0%	0.1%
Adams Township	113,277	110,857	103,910	65,890	64,954	-2.1%	-6.3%	-36.6%	-1.4%
Florida Township	130,036	98,952	107,647	70,441	69,867	-23.9%	8.8%	-34.6%	-0.8%
Greene Township	10,008	10,055	9,890	9,403	9,767	0.5%	-1.6%	-4.9%	3.9%
Howard Township	5,356	5,375	5,352	5,264	5,296	0.4%	-0.4%	-1.6%	0.6%
Jackson Township	18,159	18,230	36,965	17,985	17,031	0.4%	102.8%	-51.3%	-5.3%
Liberty Township	13,754	13,614	13,480	13,293	13,350	-1.0%	-1.0%	-1.4%	0.4%
Penn Township	15,958	16,018	15,940	13,911	13,811	0.4%	-0.5%	-12.7%	-0.7%
Raccoon Township	32,113	32,454	32,093	31,633	31,738	1.1%	-1.1%	-1.4%	0.3%
Reserve Township	22,527	23,296	23,144	21,379	21,380	3.4%	-0.7%	-7.6%	0.0%
Sugar Creek Township	15,033	11,825	11,081	10,266	7,801	-21.3%	-6.3%	-7.4%	-24.0%
Union Township	110,843	80,765	110,657	117,333	78,060	-27.1%	37.0%	6.0%	-33.5%
Wabash Township	19,958	19,225	19,012	17,406	18,834	-3.7%	-1.1%	-8.4%	8.2%
Washington Township	12,822	20,098	20,416	21,113	17,359	56.7%	1.6%	3.4%	-17.8%
Bloomingdale Civil Town	21,399	22,066	21,928	21,600	17,626	3.1%	-0.6%	-1.5%	-18.4%
Marshall Civil Town	20,835	21,335	21,291	20,966	19,858	2.4%	-0.2%	-1.5%	-5.3%
Montezuma Civil Town	91,203	99,517	97,151	95,767	96,039	9.1%	-2.4%	-1.4%	0.3%
Rockville Civil Town	424,901	428,024	425,997	419,425	313,518	0.7%	-0.5%	-1.5%	-25.3%
Rosedale Civil Town	57,528	60,894	58,901	52,126	50,153	5.9%	-3.3%	-11.5%	-3.8%
Mecca Civil Town	6,779	4,934	4,934	4,909	4,908	-27.2%	0.0%	-0.5%	0.0%
Clay Community School Corp	808,521	523,002	515,139	535,309	664,725	-35.3%	-1.5%	3.9%	24.2%
Southwest Parke Community School Corp	3,260,789	2,009,756	2,246,808	2,127,786	1,986,294	-38.4%	11.8%	-5.3%	-6.6%
Rockville Community School Corp	3,646,047	1,958,692	2,127,729	1,978,138	1,840,264	-46.3%	8.6%	-7.0%	-7.0%
Turkey Run Community School Corp	2,719,093	1,393,470	1,533,804	1,447,773	1,464,776	-48.8%	10.1%	-5.6%	1.2%
Montezuma Public Library	31,624	33,325	32,851	32,371	32,496	5.4%	-1.4%	-1.5%	0.4%
Rockville Public Library	182,512	183,522	183,826	180,965	172,214	0.6%	0.2%	-1.6%	-4.8%
West Central Indiana Solid Waste Mgmt	0	0	0	0	0				
Raccoon Creek Fire Protection District	0	0	0	0	0				

Parke County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
61001	Adams Township	1.2691	5.4155%	--	13.6029%	--	--	--	1.0277
61002	Rockville Town	1.7333	5.4155%	--	63.8974%	--	--	--	0.5319
61003	Florida Township	1.5370	5.4155%	--	2.5139%	--	--	--	1.4151
61004	Rosedale Town	2.0247	5.4155%	--	5.9537%	--	--	--	1.7945
61005	Greene Township	1.0269	5.4155%	--	72.7473%	--	--	--	0.2242
61006	Howard Township	1.0282	5.4155%	--	31.0473%	--	--	--	0.6533
61007	Jackson Township	1.5045	5.4155%	--	1.6221%	--	--	--	1.3986
61008	Liberty Township	1.0415	5.4155%	--	25.1367%	--	--	--	0.7233
61009	Penn Township	1.0501	5.4155%	--	9.5555%	--	--	--	0.8929
61010	Bloomingdale Town	1.2456	5.4155%	--	90.2361%	--	--	--	0.0542
61011	Raccoon Township	1.5168	5.4155%	--	6.9808%	--	--	--	1.3288
61012	Reserve Township	1.5532	5.4155%	--	63.2197%	--	--	--	0.4872
61013	Montezuma Town-Reserve Township	2.3417	5.4155%	--	8.6138%	--	--	--	2.0132
61014	Sugar Creek Township	1.0472	5.4155%	--	13.2783%	--	--	--	0.8514
61015	Union Township	1.1344	5.4155%	--	43.1641%	--	--	--	0.5833
61016	Wabash Township	1.5047	5.4155%	--	26.9562%	--	--	--	1.0176
61017	Montezuma Town-Wabash Township	2.3349	5.4155%	--	100.0000%	--	--	--	0.0000
61018	Mecca Town	1.6439	5.4155%	--	0.0392%	--	--	--	1.5542
61019	Washington Township	1.0359	5.4155%	--	100.0000%	--	--	--	0.0000
61021	Marshall Town	1.3364	5.4155%	--	56.6283%	--	--	--	0.5072

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Parke County 2012 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	*4,910*	*11,449*	*0*	*16,086*	*32,445*	*9,959,698*	*0.3%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*118,122*	*0.0%*
County Total	*4,910*	*11,449*	*0*	*16,086*	*32,445*	*10,077,820*	*0.3%*
Parke County	1,134	1,895	0	4,247	7,276	2,927,579	0.2%
Adams Township	4	0	0	16	19	64,954	0.0%
Florida Township	72	0	0	121	193	69,867	0.3%
Greene Township	0	0	0	1	1	9,767	0.0%
Howard Township	0	0	0	12	12	5,296	0.2%
Jackson Township	29	0	0	100	129	17,031	0.8%
Liberty Township	0	0	0	14	14	13,350	0.1%
Penn Township	0	0	0	0	0	13,811	0.0%
Raccoon Township	23	0	0	133	156	31,738	0.5%
Reserve Township	6	96	0	15	116	21,380	0.5%
Sugar Creek Township	0	0	0	17	17	7,801	0.2%
Union Township	0	0	0	96	96	78,060	0.1%
Wabash Township	3	2	0	3	8	18,834	0.0%
Washington Township	0	0	0	0	0	17,359	0.0%
Bloomingdale Civil Town	0	0	0	5	5	17,626	0.0%
Judson Civil Town	0	0	0	0	0	0	
Marshall Civil Town	0	0	0	0	0	19,858	0.0%
Montezuma Civil Town	229	4,013	0	581	4,824	96,039	5.0%
Rockville Civil Town	0	0	0	149	149	313,518	0.0%
Rosedale Civil Town	259	0	0	197	456	50,153	0.9%
Mecca Civil Town	40	0	0	12	52	4,908	1.1%
Clay Community School Corp	1,135	0	0	3,907	5,042	664,725	0.8%
Southwest Parke Community School Corp	1,916	5,115	0	4,055	11,086	1,986,294	0.6%
Rockville Community School Corp	35	0	0	1,397	1,432	1,840,264	0.1%
Turkey Run Community School Corp	0	0	0	905	905	1,464,776	0.1%
Montezuma Public Library	19	329	0	49	396	32,496	1.2%
Rockville Public Library	6	0	0	55	61	172,214	0.0%
West Central Indiana Solid Waste Mgmt	0	0	0	0	0	0	
Raccoon Creek Fire Protection District	0	0	0	0	0	0	
TIF - Adams	0	0	0	0	0	11	0.0%
TIF - Rockville	0	0	0	0	0	24,621	0.0%
TIF - Reserve	0	0	0	0	0	33,302	0.0%
TIF - Union	0	0	0	0	0	20,069	0.0%
TIF - Wabash	0	0	0	0	0	13,745	0.0%
TIF - Washington	0	0	0	0	0	26,373	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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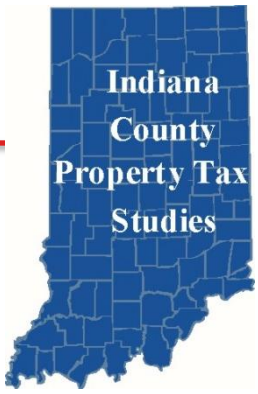

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In Perry County the average tax bill for all taxpayers increased by 0.6%. This slight tax bill rise was the result of a 2.0% increase in the tax levy of all local government units and a 1.6% rise in certified net assessed value. The assessment increase was due to a large rise in farmland assessments. Other assessments fell, which may have been a legacy of the recession. Levy growth just exceeded certified assessed value growth, so tax rates rose by a small amount. Tax cap credits as a percentage of levies were almost unchanged.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	0.6%	$12,968,715	$534,809,786	7.8%
Change		2.0%	1.6%	0.0%
2011	1.3%	$12,710,222	$526,361,186	7.9%

Homestead Property Taxes

Homestead property taxes increased 0.5% on average in Perry County in 2012. Tax rates decreased in a majority of Perry County tax districts, but the average tax rate increased slightly, by 0.4%. This higher rate explains the increase in homeowner tax bills. The percentage of Perry County homesteads at their tax caps fell slightly, from 10.2% to 10.0%. Perry County's local homestead credit rate was almost unchanged in 2012.

Net Tax Bill Changes - All Property Types

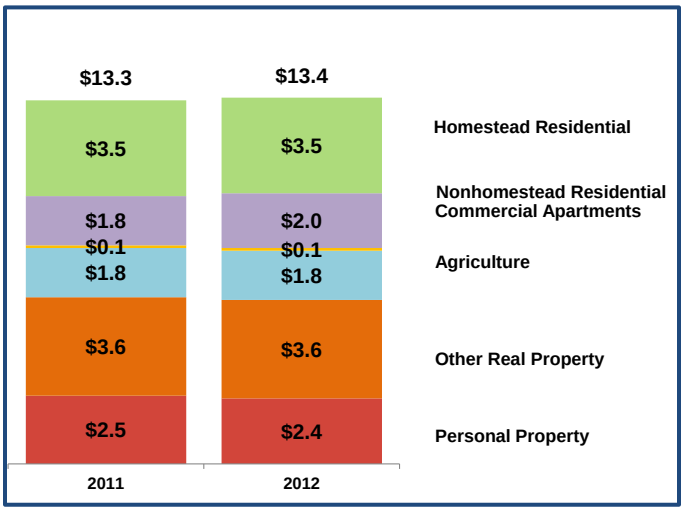
Most of Perry County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers increased 0.6% in Perry County in 2012. Net taxes were higher for nonhomestead residential property (mostly small rentals and second homes), commercial apartments, agriculture, and homesteads. Tax bills dropped for business property.

Comparable Homestead Property Tax Changes in Perry County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,280	42.6%
No Change	352	6.6%
Lower Tax Bill	2,725	50.9%
Average Change in Tax Bill	**0.5%**	
Detailed Change in Tax Bill		
20% or More	401	7.5%
10% to 19%	271	5.1%
1% to 9%	1,608	30.0%
0%	352	6.6%
-1% to -9%	2,363	44.1%
-10% to -19%	189	3.5%
-20% or More	173	3.2%
Total	**5,357**	**100.0%**

Note: Percentages may not total due to rounding.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in six out of ten Perry County tax districts. The average tax rate rose by 0.4%, because the levy increase exceeded the increase in certified net assessed value.

Levies in Perry County increased by 2.0%. The largest levy increase was in the Cannelton City School Corporation, mainly due to increases in the referendum fund and the capital projects fund. Perry Central Community School Corporation had decreases in its bus replacement and debt service funds.

Perry County's total net assessed value increased 0.3% in 2012. Agricultural net assessments rose 8.2%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 1.2%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$495,836,990	$494,314,400	-0.3%	$175,489,025	$174,838,324	-0.4%
Other Residential	96,264,600	95,727,400	-0.6%	92,374,707	91,770,439	-0.7%
Ag Business/Land	100,788,930	109,673,600	8.8%	100,211,367	108,417,875	8.2%
Business Real/Personal	317,607,772	306,304,752	-3.6%	250,252,012	245,086,289	-2.1%
Total	**$1,010,498,292**	**$1,006,020,152**	**-0.4%**	**$618,327,111**	**$620,112,927**	**0.3%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Perry County were $1.1 million, or 7.8% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Perry County's tax rates were higher than both the state median and the state average. Perry County's tax cap losses were relatively low for its tax rates, partly because of a local homestead credit and partly because a large part of the 2012 levy increase was a referendum levy, which is exempt from the tax caps.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 3% business real and personal category. The largest percentage losses were in the city of Cannelton, the Cannelton City School Corporation, and the Cannelton Library, where district tax rates were near $4 per $100 assessed value. The largest dollar losses were in the Tell City-Troy Township School Corporation, Tell City itself, and the county unit.

Tax cap credits increased slightly in Perry County in 2012 by $2,152, or 0.2%. The percentage of the levy lost to credits did not change. There were no major changes in state policy to affect tax cap credits in 2012. Perry County credits were nearly unchanged because tax rates were little changed.

Tax Cap Category	2011	2012	Difference	% Change
1%	$200,485	$185,731	-$14,754	-7.4%
2%	762,412	633,504	-128,908	-16.9%
3%	137,271	289,159	151,888	110.6%
Elderly	33,752	27,677	-6,075	-18.0%
Total	$1,133,920	$1,136,071	$2,152	0.2%
% of Levy	7.9%	7.8%		0.0%

Perry County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*17,525,543*	*11,765,993*	*12,843,845*	*12,710,222*	*12,968,715*	*-32.9%*	*9.2%*	*-1.0%*	*2.0%*
State Unit	14,181	0	0	0	0	-100.0%			
Perry County	3,426,947	3,034,678	3,167,586	3,119,744	3,207,255	-11.4%	4.4%	-1.5%	2.8%
Anderson Township	5,857	6,233	6,471	6,625	6,851	6.4%	3.8%	2.4%	3.4%
Clark Township	8,874	9,536	9,878	10,116	10,433	7.5%	3.6%	2.4%	3.1%
Leopold Township	10,326	11,009	11,430	11,704	12,081	6.6%	3.8%	2.4%	3.2%
Oil Township	5,044	5,387	5,589	5,725	5,925	6.8%	3.7%	2.4%	3.5%
Tobin Township	10,165	10,391	10,901	11,180	11,546	2.2%	4.9%	2.6%	3.3%
Troy Township	78,645	82,912	86,451	88,751	91,643	5.4%	4.3%	2.7%	3.3%
Union Township	13,431	14,354	15,165	15,546	16,026	6.9%	5.6%	2.5%	3.1%
Tell City Civil City	1,879,021	1,817,841	1,936,445	1,981,039	2,049,196	-3.3%	6.5%	2.3%	3.4%
Cannelton Civil City	351,088	410,059	425,435	436,611	450,465	16.8%	3.7%	2.6%	3.2%
Troy Civil Town	17,447	17,530	19,159	19,659	20,285	0.5%	9.3%	2.6%	3.2%
Perry Central Community School Corp	3,823,568	1,975,774	2,049,338	2,081,266	1,932,538	-48.3%	3.7%	1.6%	-7.1%
Cannelton City School Corp	352,682	305,801	302,914	232,996	434,852	-13.3%	-0.9%	-23.1%	86.6%
Tell City-Troy Township School Corp	6,557,350	3,296,684	3,995,340	4,076,567	4,080,885	-49.7%	21.2%	2.0%	0.1%
Cannelton Public Library	17,099	19,451	20,685	21,229	21,907	13.8%	6.3%	2.6%	3.2%
Tell City Public Library	703,063	709,076	749,993	565,672	584,204	0.9%	5.8%	-24.6%	3.3%
Perry County Airport Authority	40,178	39,277	31,065	25,792	32,623	-2.2%	-20.9%	-17.0%	26.5%
Perry County Solid Waste Management Dist	0	0	0	0	0				
Perry County Redevelopment Commission	210,577	0	0	0	0	-100.0%			

Perry County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
62001	Anderson Township	1.6577	--	2.1945%	4.8550%	--	--	--	1.5408
62002	Clark Township	1.6666	--	2.1945%	4.8550%	--	--	--	1.5491
62003	Leopold Township	1.7047	--	2.1945%	4.8550%	--	--	--	1.5845
62004	Oil Township	1.6608	--	2.1945%	4.8550%	--	--	--	1.5437
62005	Tobin Township	1.6744	--	2.1945%	4.8550%	--	--	--	1.5564
62006	Troy Township	2.1284	--	2.1945%	4.8550%	--	--	--	1.9784
62007	Tell City City	3.1998	--	2.1945%	4.8550%	--	--	--	2.9742
62008	Cannelton City	3.9588	--	2.1945%	4.8550%	--	--	--	3.6797
62009	Troy Town	2.4557	--	2.1945%	4.8550%	--	--	--	2.2826
62010	Union Township	1.7017	--	2.1945%	4.8550%	--	--	--	1.5817

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Perry County 2012 Circuit Breaker Cap Credits

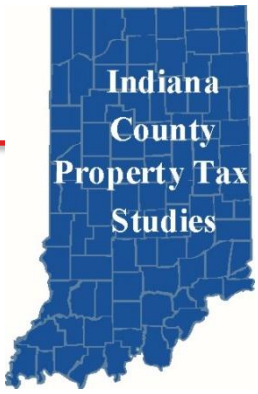
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*183,054*	*586,299*	*287,386*	*27,676*	*1,084,416*	*12,968,715*	*8.4%*
TIF Total	*2,677*	*47,205*	*1,773*	*1*	*51,656*	*1,547,245*	*3.3%*
County Total	*185,731*	*633,504*	*289,159*	*27,677*	*1,136,071*	*14,515,960*	*7.8%*
Perry County	35,012	109,902	52,366	5,727	203,007	3,207,255	6.3%
Anderson Township	0	0	0	8	8	6,851	0.1%
Clark Township	0	0	0	4	4	10,433	0.0%
Leopold Township	0	0	0	3	3	12,081	0.0%
Oil Township	0	0	0	3	3	5,925	0.0%
Tobin Township	9	0	0	4	13	11,546	0.1%
Troy Township	1,417	4,438	2,052	227	8,134	91,643	8.9%
Union Township	0	0	0	0	0	16,026	0.0%
Tell City Civil City	58,009	150,263	70,228	5,892	284,391	2,049,196	13.9%
Cannelton Civil City	1,967	54,645	37,461	1,843	95,915	450,465	21.3%
Troy Civil Town	0	1,003	0	6	1,009	20,285	5.0%
Perry Central Community School Corp	257	0	0	1,005	1,263	1,932,538	0.1%
Cannelton City School Corp	1,415	39,304	26,944	1,779	69,443	434,852	16.0%
Tell City-Troy Township School Corp	77,932	205,680	88,539	10,057	382,209	4,080,885	9.4%
Cannelton Public Library	96	2,658	1,822	90	4,665	21,907	21.3%
Tell City Public Library	6,583	17,289	7,442	971	32,285	584,204	5.5%
Perry County Contractual Library	0	0	0	0	0	0	
Perry County Public Library	0	0	0	0	0	0	
Perry County Airport Authority	356	1,118	533	58	2,065	32,623	6.3%
Perry County Solid Waste Management Dist	0	0	0	0	0	0	
Perry County Redevelopment Commission	0	0	0	0	0	0	
TIF - Troy Township	475	253	0	1	729	1,382,274	0.1%
TIF - Tell City City	2,202	46,952	1,773	0	50,927	164,972	30.9%

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.

2012 Pike County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Pike County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Pike County the average tax bill for all taxpayers decreased by 4.6%. This tax bill drop was the result of a 5.6% decrease in the tax levy of all local government units and a 3.0% increase in certified net assessed value. Pike County net assessed value rose due to a big increase in farmland assessments and smaller increases in homestead, other residential, and business assessments. Falling levies and rising assessed value caused tax rates to fall in all Pike County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell by 1.0% in Pike County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-4.6%	$13,410,887	$678,984,255	2.4%
Change		-5.6%	3.0%	-1.0%
2011	5.7%	$14,210,836	$659,079,873	3.4%

Homestead Property Taxes

Homestead property taxes decreased 5.8% on average in Pike County in 2012. Tax rates in all Pike County tax districts decreased. The county average tax rate fell by 8.4%. The percentage of Pike County homesteads at their tax caps fell from 3.6% in 2011 to 2.4% in 2012. The homestead tax bill reduction was smaller than the tax rate reduction because of the effect of tax caps. Pike County had no local homestead credits in 2012.

Net Tax Bill Changes - All Property Types

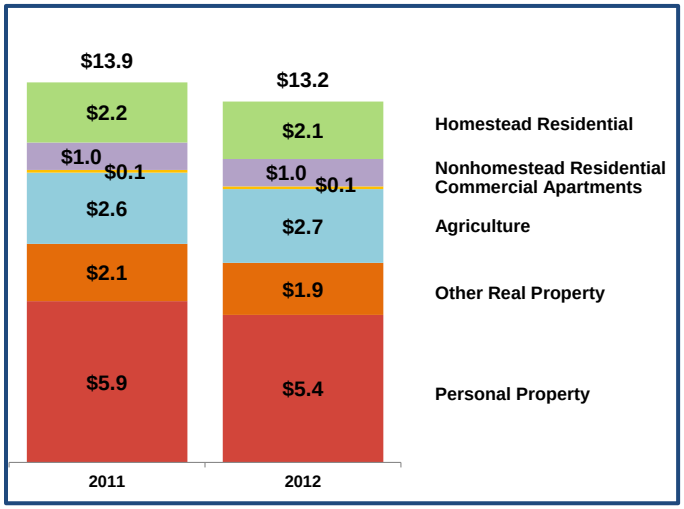
Most of Pike County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers decreased 4.6% in Pike County in 2012. Net taxes were lower for all property categories except agriculture. Agricultural tax bills rose because of an increase in farmland assessed value.

Comparable Homestead Property Tax Changes in Pike County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	562	13.4%
No Change	333	8.0%
Lower Tax Bill	3,287	78.6%
Average Change in Tax Bill	-5.8%	
Detailed Change in Tax Bill		
20% or More	167	4.0%
10% to 19%	77	1.8%
1% to 9%	318	7.6%
0%	333	8.0%
-1% to -9%	2,584	61.8%
-10% to -19%	482	11.5%
-20% or More	221	5.3%
Total	**4,182**	**100.0%**

Note: Percentages may not total due to rounding.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all Pike County tax districts. The average tax rate fell by 8.4%, because levies declined while net assessed value increased.

Levies in Pike County decreased by 5.6%. The Pike County School Corporation had large decreases in its capital projects and debt service funds, and the county unit had a large decrease in its general fund. The largest levy increase was in the city of Petersburg, mainly due to increases in the special fire protection funds.

Pike County's total net assessed value increased 3.2% in 2012. Agricultural net assessments rose 13.9%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments rose 0.6%. The decline in business real and personal assessments may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$309,324,089	$313,679,630	1.4%	$104,713,400	$108,598,088	3.7%
Other Residential	50,049,900	50,884,200	1.7%	49,502,652	50,347,543	1.7%
Ag Business/Land	129,984,100	148,210,460	14.0%	129,710,572	147,698,355	13.9%
Business Real/Personal	408,170,451	408,085,844	0.0%	384,039,807	382,654,514	-0.4%
Total	**$897,528,540**	**$920,860,134**	**2.6%**	**$667,966,431**	**$689,298,500**	**3.2%**

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Pike County were $321,415, or 2.4% of the levy. This was less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Pike County's tax rates were lower than the state average and slightly lower than the state median.

Two-thirds of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 3% business real and personal property category. The largest percentage losses were in the city of Petersburg and the towns of Spurgeon and Winslow. The districts including these municipalities had the highest tax rates in the county. The largest dollar losses were in Petersburg, the Pike County School Corporation, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased in Pike County in 2012 by $155,252, or 32.6%. The percentage of the levy lost to credits fell by 1.0%. There were no major changes in state policy to affect tax cap credits in 2012. Pike County credits decreased mainly because all district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$38,345	$29,012	-$9,332	-24.3%
2%	342,525	229,955	-112,571	-32.9%
3%	81,847	52,912	-28,935	-35.4%
Elderly	13,950	9,535	-4,414	-31.6%
Total	$476,667	$321,415	-$155,252	-32.6%
% of Levy	3.4%	2.4%		-1.0%

Pike County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*17,730,171*	*13,202,009*	*13,375,669*	*14,210,836*	*13,410,887*	*-25.5%*	*1.3%*	*6.2%*	*-5.6%*
State Unit	15,420	0	0	0	0	-100.0%			
Pike County	5,633,028	5,125,218	5,345,959	5,490,134	5,005,472	-9.0%	4.3%	2.7%	-8.8%
Clay Township	14,464	15,131	15,029	16,088	16,505	4.6%	-0.7%	7.0%	2.6%
Jefferson Township	28,442	29,433	30,949	31,788	32,733	3.5%	5.2%	2.7%	3.0%
Lockhart Township	30,643	32,040	33,334	34,242	34,728	4.6%	4.0%	2.7%	1.4%
Logan Township	12,344	13,110	13,608	13,963	14,400	6.2%	3.8%	2.6%	3.1%
Madison Township	15,516	16,137	16,748	17,183	17,583	4.0%	3.8%	2.6%	2.3%
Marion Township	11,048	11,646	12,272	12,604	12,984	5.4%	5.4%	2.7%	3.0%
Monroe Township	33,898	35,645	37,136	38,117	39,737	5.2%	4.2%	2.6%	4.3%
Patoka Township	29,365	31,096	32,260	33,104	34,248	5.9%	3.7%	2.6%	3.5%
Washington Township	115,535	120,362	125,086	128,124	81,835	4.2%	3.9%	2.4%	-36.1%
Petersburg Civil City	538,498	544,138	591,811	606,160	809,340	1.0%	8.8%	2.4%	33.5%
Spurgeon Civil Town	13,203	13,679	14,197	14,208	15,844	3.6%	3.8%	0.1%	11.5%
Winslow Civil Town	142,414	123,457	117,777	125,462	125,775	-13.3%	-4.6%	6.5%	0.2%
Pike County School Corp	10,461,610	6,426,939	6,296,647	6,938,793	6,435,412	-38.6%	-2.0%	10.2%	-7.3%
Pike County Public Library	453,623	473,519	494,079	506,832	523,497	4.4%	4.3%	2.6%	3.3%
Patoka Township Fire	110,168	116,689	121,115	124,280	128,558	5.9%	3.8%	2.6%	3.4%
Jefferson-Marion Township Fire	70,952	73,770	77,662	79,754	82,236	4.0%	5.3%	2.7%	3.1%
Pike County Solid Waste District	0	0	0	0	0				

Pike County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
63001	Clay Township	1.7901	--	--	--	--	--	--	1.7901
63002	Jefferson Township	1.8869	--	--	--	--	--	--	1.8869
63003	Lockhart Township	1.8630	--	--	--	--	--	--	1.8630
63004	Logan Township	1.8381	--	--	--	--	--	--	1.8381
63005	Madison Township	1.8401	--	--	--	--	--	--	1.8401
63006	Marion Township	1.8922	--	--	--	--	--	--	1.8922
63007	Monroe Township	1.8699	--	--	--	--	--	--	1.8699
63008	Spurgeon Town	2.5149	--	--	--	--	--	--	2.5149
63009	Patoka Township	2.0751	--	--	--	--	--	--	2.0751
63010	Winslow Town	3.1799	--	--	--	--	--	--	3.1799
63011	Washington Township	1.8392	--	--	--	--	--	--	1.8392
63012	Petersburg City	3.1957	--	--	--	--	--	--	3.1957

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Pike County 2012 Circuit Breaker Cap Credits

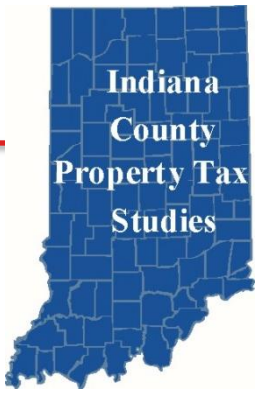
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*29,012*	*229,955*	*52,912*	*9,535*	*321,415*	*13,410,887*	*2.4%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*29,012*	*229,955*	*52,912*	*9,535*	*321,415*	*13,410,887*	*2.4%*
Pike County	6,978	54,801	12,213	2,993	76,985	5,005,472	1.5%
Clay Township	0	0	0	0	0	16,505	0.0%
Jefferson Township	3	0	0	9	12	32,733	0.0%
Lockhart Township	3	0	0	77	80	34,728	0.2%
Logan Township	0	0	0	1	1	14,400	0.0%
Madison Township	0	0	0	1	1	17,583	0.0%
Marion Township	0	0	0	13	13	12,984	0.1%
Monroe Township	0	143	0	5	147	39,737	0.4%
Patoka Township	77	1,151	115	65	1,407	34,248	4.1%
Washington Township	190	1,232	345	39	1,806	81,835	2.2%
Petersburg Civil City	11,311	73,267	20,533	1,444	106,555	809,340	13.2%
Spurgeon Civil Town	0	1,635	0	0	1,635	15,844	10.3%
Winslow Civil Town	492	20,226	2,725	498	23,941	125,775	19.0%
Pike County School Corp	8,972	70,456	15,702	3,848	98,978	6,435,412	1.5%
Petersburg Public Library	0	0	0	0	0	0	
Pike County Contractual Public Library	0	0	0	0	0	0	
Pike County Public Library	730	5,731	1,277	313	8,052	523,497	1.5%
Patoka Township Fire	250	1,313	0	193	1,757	128,558	1.4%
Jefferson-Marion Township Fire	6	0	0	39	44	82,236	0.1%
Pike County Solid Waste District	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.

2012 Porter County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Porter County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Porter County the average tax bill for all taxpayers increased slightly, by 0.6%. The tax bill was nearly unchanged because the total levy of all units was nearly unchanged. Certified net assessed value fell 1.7%. Agricultural assessments increased substantially, but business assessments fell, which may have been a legacy of the recession. A fall in net assessments coupled with unchanged levies caused tax rates to increase in most Porter County tax districts. This resulted in a slight 0.9% increase in tax cap credits as a percentage of the levy.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	0.6%	$175,006,365	$8,525,985,052	5.0%
Change		0.0%	-1.7%	0.9%
2011	4.7%	$175,030,138	$8,669,441,639	4.1%

Homestead Property Taxes

Homestead property taxes increased 1.5% on average in Porter County in 2012. Tax rates in a majority of Porter County tax districts increased, and the county average tax rate rose 1.7%. The percentage of Porter County homesteads at their tax caps increased from 26.3% in 2011 to 27.7% in 2012. This helped hold the homestead tax bill increase below the rate increase. Porter County's local homestead credit rate was nearly unchanged in 2012.

Net Tax Bill Changes - All Property Types

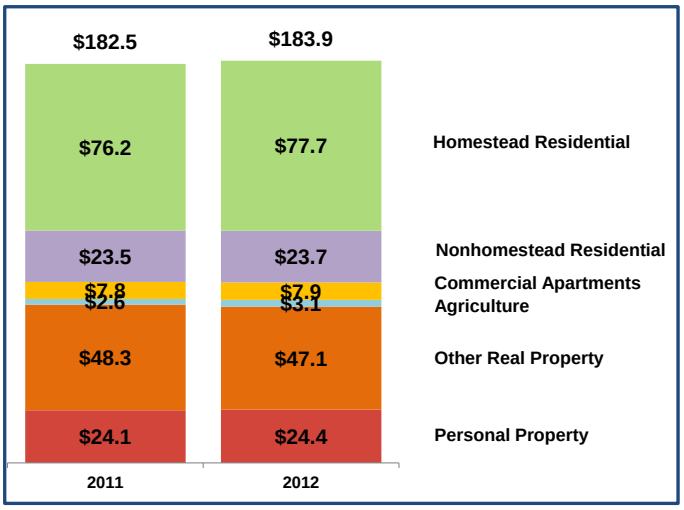
Most of Porter County's 2012 net property taxes were paid by homeowners and by business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers increased 0.6% in Porter County in 2012. Net taxes were higher for all property categories except business land and buildings, which saw a net assessment decrease. The increase in agricultural tax bills was especially large.

Comparable Homestead Property Tax Changes in Porter County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	27,972	61.6%
No Change	503	1.1%
Lower Tax Bill	16,959	37.3%
Average Change in Tax Bill	**1.5%**	
Detailed Change in Tax Bill		
20% or More	1,065	2.3%
10% to 19%	7,438	16.4%
1% to 9%	19,469	42.9%
0%	503	1.1%
-1% to -9%	15,060	33.1%
-10% to -19%	1,225	2.7%
-20% or More	674	1.5%
Total	**45,434**	**100.0%**

Note: Percentages may not total due to rounding.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in a majority of Porter County tax districts. The average tax rate rose by 1.7%, because levies were almost unchanged while net assessed value fell.

Levies in Porter County were nearly unchanged, decreasing slightly by 0.01%. Portage Township School Corporation had large decreases in its debt service, capital projects, and transportation funds. Valparaiso Community School Corporation experienced the largest levy increase, due to a significant increase in its debt service fund.

Porter County's total net assessed value decreased 0.3% in 2012. Agricultural assessments rose 12.0%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 0.5%, led by a drop in business assessments. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$18,058,621,712	$18,163,976,720	0.6%	$9,020,261,546	$9,094,681,002	0.8%
Other Residential	3,150,563,566	3,179,994,820	0.9%	3,109,755,686	3,146,525,438	1.2%
Ag Business/Land	333,644,792	373,659,398	12.0%	333,296,942	373,247,244	12.0%
Business Real/Personal	8,096,296,188	7,819,177,698	-3.4%	6,598,387,962	6,389,584,652	-3.2%
Total	**$29,639,126,258**	**$29,536,808,636**	**-0.3%**	**$19,061,702,136**	**$19,004,038,336**	**-0.3%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Porter County were $9.7 million, or 5.0% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Porter County's tax rates were lower than the state average but higher than the state median.

About half of the total tax cap credits were in the 2% nonhomestead/farmland category, and about half were in the 1% homestead category. The largest percentage losses were in the city of Valparaiso, the towns of Hebron and Porter, and the Boone Township School Corporation, where district tax rates approached or exceeded $3 per $100 assessed value. The largest dollar losses were in the cities of Valparaiso and Portage, the Valparaiso School Corporation, and the county unit.

Tax cap credits increased in Porter County in 2012 by $1.8 million, or 22.8%. The percentage of the levy lost to credits rose by 0.9%. There were no major changes in state policy to affect tax cap credits in 2012. Porter County credits increased mainly because a majority of district tax rates increased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$3,834,885	$4,656,701	$821,816	21.4%
2%	3,979,030	4,942,224	963,194	24.2%
3%	0	17,115	17,115	--
Elderly	96,122	93,828	-2,294	-2.4%
Total	$7,910,037	$9,709,868	$1,799,831	22.8%
% of Levy	4.1%	5.0%		0.9%

Porter County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*259,472,239*	*168,181,190*	*171,607,333*	*175,030,138*	*175,006,365*	*-35.2%*	*2.0%*	*2.0%*	*0.0%*
State Unit	251,325	0	0	0	0	-100.0%			
Porter County	41,856,187	34,619,665	36,239,384	36,142,902	36,064,916	-17.3%	4.7%	-0.3%	-0.2%
Boone Township	152,158	151,341	157,668	161,253	164,933	-0.5%	4.2%	2.3%	2.3%
Center Township	1,446,705	1,445,190	1,482,751	1,524,129	1,562,985	-0.1%	2.6%	2.8%	2.5%
Jackson Township	137,279	128,391	133,631	135,532	136,220	-6.5%	4.1%	1.4%	0.5%
Liberty Township	322,069	316,086	333,942	335,534	347,629	-1.9%	5.6%	0.5%	3.6%
Morgan Township	90,140	120,008	89,038	90,792	91,871	33.1%	-25.8%	2.0%	1.2%
Pine Township	96,646	98,302	101,808	103,229	105,780	1.7%	3.6%	1.4%	2.5%
Pleasant Township	191,437	194,417	202,796	207,995	213,582	1.6%	4.3%	2.6%	2.7%
Portage Township	2,310,980	1,937,104	2,163,770	1,754,720	1,973,718	-16.2%	11.7%	-18.9%	12.5%
Porter Township	295,941	299,418	290,309	334,880	313,218	1.2%	-3.0%	15.4%	-6.5%
Union Township	335,227	323,043	328,254	340,952	345,386	-3.6%	1.6%	3.9%	1.3%
Washington Township	206,902	202,023	205,813	195,444	183,942	-2.4%	1.9%	-5.0%	-5.9%
Westchester Township	161,499	159,619	163,869	166,051	168,183	-1.2%	2.7%	1.3%	1.3%
Valparaiso Civil City	16,289,698	16,249,346	16,643,236	17,496,908	17,514,220	-0.2%	2.4%	5.1%	0.1%
Portage Civil City	15,064,428	13,920,695	14,646,066	15,340,041	14,817,720	-7.6%	5.2%	4.7%	-3.4%
Chesterton Civil Town	4,604,074	4,856,897	5,558,222	4,776,498	4,776,339	5.5%	14.4%	-14.1%	0.0%
Beverly Shores Civil Town	583,102	728,822	559,190	1,039,654	789,693	25.0%	-23.3%	85.9%	-24.0%
Burns Harbor Civil Town	1,362,402	2,013,902	1,861,083	1,506,151	1,612,490	47.8%	-7.6%	-19.1%	7.1%
Dune Acres Civil Town	275,809	284,610	295,051	296,189	311,758	3.2%	3.7%	0.4%	5.3%
Hebron Civil Town	577,598	595,583	617,575	624,002	650,256	3.1%	3.7%	1.0%	4.2%
Kouts Civil Town	315,565	329,145	340,323	334,406	299,197	4.3%	3.4%	-1.7%	-10.5%
Ogden Dunes Civil Town	650,446	591,331	669,671	723,827	739,317	-9.1%	13.2%	8.1%	2.1%
Porter Civil Town	1,898,178	1,998,261	2,070,309	2,180,668	2,238,737	5.3%	3.6%	5.3%	2.7%
Pines Civil Town	87,393	90,928	94,214	96,747	99,795	4.0%	3.6%	2.7%	3.2%
Michigan City Area School Corp	3,611,147	1,892,146	2,424,057	1,729,451	1,534,524	-47.6%	28.1%	-28.7%	-11.3%
Boone Township School Corp	6,225,857	3,961,398	3,759,329	3,820,546	4,037,216	-36.4%	-5.1%	1.6%	5.7%
Duneland School Corp	42,426,897	20,441,967	20,535,971	20,709,432	20,863,479	-51.8%	0.5%	0.8%	0.7%
East Porter County School Corp	15,044,735	8,948,837	8,471,638	9,023,020	8,763,948	-40.5%	-5.3%	6.5%	-2.9%
Porter Township School Corp	8,533,173	4,532,931	4,343,242	4,678,993	4,337,250	-46.9%	-4.2%	7.7%	-7.3%
Union Township School Corp	8,952,069	4,297,165	4,368,353	4,663,877	5,423,729	-52.0%	1.7%	6.8%	16.3%
Portage Township School Corp	36,173,575	17,018,947	17,614,446	17,709,302	15,938,317	-53.0%	3.5%	0.5%	-10.0%
Valparaiso Community School Corp	40,089,375	17,132,353	16,322,520	18,132,137	19,667,768	-57.3%	-4.7%	11.1%	8.5%
Westchester Public Library	2,254,700	2,301,380	2,417,314	2,379,735	2,546,387	2.1%	5.0%	-1.6%	7.0%
Porter County Public Library	5,103,485	5,249,200	5,324,557	5,494,727	5,569,492	2.9%	1.4%	3.2%	1.4%
West Porter Township Fire Protection	140,831	131,597	136,139	138,875	137,343	-6.6%	3.5%	2.0%	-1.1%
Porter Co Solid Waste District	0	0	0	0	0				
Porter Co Airport Authority	649,258	619,142	641,794	641,539	665,027	-4.6%	3.7%	0.0%	3.7%
Valparaiso Redevelopment Commission	328,290	0	0	0	0	-100.0%			
Burns Harbor Town Redevelopment	0	0	0	0	0				
Porter Redevelopment Commission	0	0	0	0	0				
Portage Redevelopment Commission	375,659	0	0	0	0	-100.0%			
Chesterton Redevelopment Commission	0	0	0	0	0				

Porter County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
64001	Boone Township	2.4253	--	--	6.5281%	--	--	--	2.2670
64002	Hebron (Boone)	3.0637	--	--	6.5281%	--	--	--	2.8637
64003	Center Township	1.6073	--	--	6.5281%	--	--	--	1.5024
64004	Valparaiso (Center)	2.6165	--	--	6.5281%	--	--	--	2.4457
64005	Jackson Township	1.4126	--	--	6.5281%	--	--	--	1.3204
64006	Liberty Township	1.4661	--	--	6.5281%	--	--	--	1.3704
64007	Chesterton-Liberty Twp	2.1469	--	--	6.5281%	--	--	--	2.0067
64008	Morgan Township	1.6415	--	--	6.5281%	--	--	--	1.5343
64009	Pine Township-Mich City School	1.2923	--	--	6.5281%	--	--	--	1.2079
64010	Pine Township-Duneland School	1.4674	--	--	6.5281%	--	--	--	1.3716
64011	Beverly Shores (Pines)	1.7045	--	--	6.5281%	--	--	--	1.5932
64012	Pines Town (Pines Twp)	1.6835	--	--	6.5281%	--	--	--	1.5736
64013	Pleasant Township	1.7127	--	--	6.5281%	--	--	--	1.6009
64014	Kouts (Pleasant)	2.0515	--	--	6.5281%	--	--	--	1.9176
64015	Portage Township	1.7169	--	--	6.5281%	--	--	--	1.6048
64016	Portage City-Portage Twp	2.5470	--	--	6.5281%	--	--	--	2.3807
64017	Ogden Dunes (Portage)	1.9530	--	--	6.5281%	--	--	--	1.8255
64018	Porter Township	1.5114	--	--	6.5281%	--	--	--	1.4127
64019	Union Township	1.7385	--	--	6.5281%	--	--	--	1.6250
64020	Washington Township	1.6664	--	--	6.5281%	--	--	--	1.5576
64021	Westchester Township	1.5045	--	--	6.5281%	--	--	--	1.4063
64022	Portage City-Westchester Twp	2.5266	--	--	6.5281%	--	--	--	2.3617
64023	Chesterton-Westchester Twp	2.2080	--	--	6.5281%	--	--	--	2.0639
64024	Burns Harbor (Westchester)	1.7806	--	--	6.5281%	--	--	--	1.6644
64025	Dune Arces (Westchester)	1.7767	--	--	6.5281%	--	--	--	1.6607
64026	Porter Town (Westchester)	2.4991	--	--	6.5281%	--	--	--	2.3360
64027	Chesterton-Jackson Twp	2.1296	--	--	6.5281%	--	--	--	1.9906
64028	Porter Twp-W Porter Fire	1.4802	--	--	6.5281%	--	--	--	1.3836
64029	Valparaiso-Washington Twp	2.7730	--	--	6.5281%	--	--	--	2.5920

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Porter County 2012 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	*4,650,533*	*4,718,094*	*15,970*	*93,721*	*9,478,318*	*175,006,365*	*5.4%*
TIF Total	*6,167*	*224,130*	*1,145*	*107*	*231,550*	*17,811,038*	*1.3%*
County Total	*4,656,701*	*4,942,224*	*17,115*	*93,828*	*9,709,868*	*192,817,403*	*5.0%*
Porter County	777,884	776,308	2,205	17,845	1,574,242	36,064,916	4.4%
Boone Township	7,665	9,572	266	49	17,552	164,933	10.6%
Center Township	20,607	17,951	0	875	39,434	1,562,985	2.5%
Jackson Township	232	25	0	24	281	136,220	0.2%
Liberty Township	1,307	198	0	152	1,657	347,629	0.5%
Morgan Township	0	0	0	25	25	91,871	0.0%
Pine Township	40	0	0	1	41	105,780	0.0%
Pleasant Township	51	273	0	135	460	213,582	0.2%
Portage Township	29,975	47,962	0	1,400	79,337	1,973,718	4.0%
Porter Township	0	0	0	109	109	313,218	0.0%
Union Township	546	0	0	117	663	345,386	0.2%
Washington Township	795	417	0	54	1,266	183,942	0.7%
Westchester Township	1,387	1,143	0	52	2,582	168,183	1.5%
Valparaiso Civil City	1,104,971	949,146	0	13,636	2,067,754	17,514,220	11.8%
Portage Civil City	358,311	662,824	0	9,244	1,030,379	14,817,720	7.0%
Chesterton Civil Town	176,683	91,821	0	3,234	271,738	4,776,339	5.7%
Beverly Shores Civil Town	915	0	0	0	915	789,693	0.1%
Burns Harbor Civil Town	58	0	0	63	121	1,612,490	0.0%
Dune Acres Civil Town	3,089	0	0	0	3,089	311,758	1.0%
Hebron Civil Town	44,883	54,088	3,542	342	102,855	650,256	15.8%
Kouts Civil Town	283	1,506	0	157	1,946	299,197	0.7%
Ogden Dunes Civil Town	21,426	0	0	0	21,426	739,317	2.9%
Porter Civil Town	135,348	129,351	0	2,291	266,991	2,238,737	11.9%
Pines Civil Town	0	0	0	2	2	99,795	0.0%
Michigan City Area School Corp	1,300	0	0	12	1,313	1,534,524	0.1%
Boone Township School Corp	205,154	253,845	9,499	1,381	469,879	4,037,216	11.6%
Duneland School Corp	325,479	223,491	0	8,134	557,104	20,863,479	2.7%
Morgan Township School Corp	0	0	0	0	0	0	
East Porter County School Corp	43,833	26,819	0	3,055	73,707	8,763,948	0.8%
Porter Township School Corp	0	0	0	1,144	1,144	4,337,250	0.0%
Union Township School Corp	8,571	0	0	1,835	10,406	5,423,729	0.2%
Washington Township School Corp	0	0	0	0	0	0	
Portage Township School Corp	340,801	545,300	0	9,790	895,891	15,938,317	5.6%
Valparaiso Community School Corp	852,508	744,337	0	14,248	1,611,093	19,667,768	8.2%
Hebron Public Library	0	0	0	0	0	0	
Westchester Public Library	49,089	40,467	0	1,165	90,721	2,546,387	3.6%
Porter County Public Library	122,995	126,934	417	2,803	253,149	5,569,492	4.5%
West Porter Township Fire Protection	0	0	0	19	19	137,343	0.0%
Porter Co Solid Waste District	0	0	0	0	0	0	
Porter Co Airport Authority	14,344	14,315	41	329	29,029	665,027	4.4%
Valparaiso Redevelopment Commission	0	0	0	0	0	0	
Burns Harbor Town Redevelopment	0	0	0	0	0	0	
Porter Redevelopment Commission	0	0	0	0	0	0	
Portage Redevelopment Commission	0	0	0	0	0	0	
Chesterton Redevelopment Commission	0	0	0	0	0	0	

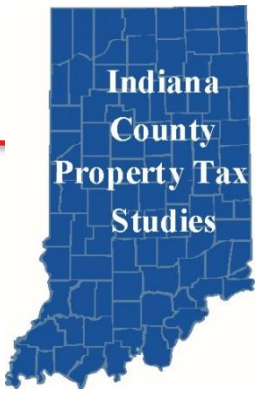
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*4,650,533*	*4,718,094*	*15,970*	*93,721*	*9,478,318*	*175,006,365*	*5.4%*
TIF Total	*6,167*	*224,130*	*1,145*	*107*	*231,550*	*17,811,038*	*1.3%*
County Total	*4,656,701*	*4,942,224*	*17,115*	*93,828*	*9,709,868*	*192,817,403*	*5.0%*
TIF - TIF # 10 Hebron	0	2,887	1,145	0	4,032	64,008	6.3%
TIF - TIF #11 Valpo Med Tech	0	512	0	0	512	2,375	21.6%
TIF - TIF #3 Valpo/Southeast	0	171,794	0	0	171,794	4,549,258	3.8%
TIF - TIF #4 Valpo Franklin	33	556	0	0	589	90,335	0.7%
TIF - TIF #9 Valpo- N.Centrl	0	1,064	0	0	1,064	127,152	0.8%
TIF - TIF #12 North Coast Econ	0	36	0	0	36	151	23.6%
TIF - TIF #7 Chesterton Liberty	0	491	0	0	491	664,347	0.1%
TIF - TIF #2 Portage City	0	11,884	0	0	11,884	6,861,863	0.2%
TIF - TIF #2 Portage Westchester	0	0	0	0	0	0	
TIF - TIF #7 Chesterton	0	5,319	0	0	5,319	1,009,995	0.5%
TIF - TIF #8 Burns Harbor	0	0	0	0	0	618,813	0.0%
TIF - TIF #1 Town Of Porter	6,135	23,813	0	107	30,054	1,134,754	2.6%
TIF - TIF #7 Chesterton-Jacksonn	0	0	0	0	0	0	
TIF - TIF #11 Valpo/Wash Med	0	284	0	0	284	1,020	27.9%
TIF - TIF #5 Washington-Valpo	0	0	0	0	0	836,794	0.0%
TIF - TIF #6 Washington-Valpo	0	5,492	0	0	5,492	1,850,175	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.

2012 Posey County Property Tax Report with Comparison to 2011



Legislative Services Agency March 2013

This report describes property tax changes in Posey County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Posey County the average tax bill for all taxpayers increased by 3.7%. This tax bill growth was mainly the result of an increase in certified net assessed value of 6.2%, and a smaller 1.0% increase in the tax levy of all local government units. Business, agricultural, and other residential net assessments increased substantially, but homestead assessments fell. The net assessed value increase exceeded the levy rise, so the average tax rate decreased. Circuit breaker credits as a percent of the levy increased slightly anyway, because of a tax rate increase and homestead credit decrease in tax districts with higher rates.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	3.7%	$29,944,956	$1,909,984,268	1.9%
Change		1.0%	6.2%	0.1%
2011	1.5%	$29,636,027	$1,798,155,277	1.8%

Homestead Property Taxes

Homestead property taxes decreased 9.7% on average in Posey County in 2012. Tax rates fell in all but one of the Posey County tax districts, and the county average tax rate decreased 4.9%. The percentage of homesteads at their tax caps increased from 7.4% in 2011 to 7.7% in 2012. Posey County changed from nonuniform homestead credit rates in 2011 to uniform rates for all taxing districts in 2012. Homestead credit rates in most taxing districts increased while a few were reduced.

Comparable Homestead Property Tax Changes in Posey County

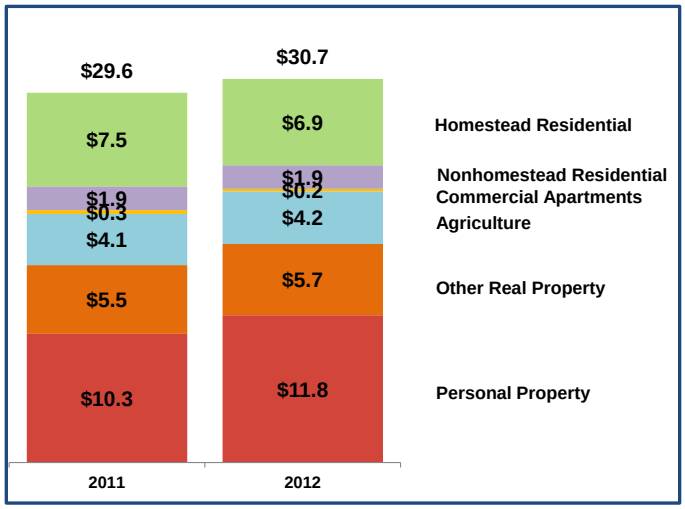
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,691	21.0%
No Change	384	4.8%
Lower Tax Bill	5,989	74.3%
Average Change in Tax Bill	**-9.7%**	
Detailed Change in Tax Bill		
20% or More	286	3.5%
10% to 19%	203	2.5%
1% to 9%	1,202	14.9%
0%	384	4.8%
-1% to -9%	2,457	30.5%
-10% to -19%	1,787	22.2%
-20% or More	1,745	21.6%
Total	**8,064**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Posey County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers increased 3.7% in Posey County in 2012. Net taxes were substantially higher for business personal property. Tax bills on agricultural property, real business property, and nonhomestead residential property (mostly small rentals and second homes) also increased. Tax bills on commercial apartments and homesteads decreased substantially.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all but one of the Posey County tax districts. The average tax rate fell by 4.9%, because a small levy increase was offset by a larger increase in net assessed value.

Levies in Posey County increased by 1%. The largest levy increase was in M.S.D. Mount Vernon School Corporation, which had significant increases in its capital projects and transportation funds and a large decrease in its debt service fund. M.S.D. North Posey County School Corporation experienced large decreases in its bus replacement and school pension debt funds.

Posey County's total net assessed value increased 9.8% in 2012. Homestead net assessments fell, but other residential and business real and personal net assessments rose substantially. Agricultural assessments rose 10.8%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$2,162,280,200	$2,095,585,000	-3.1%	$951,655,950	$907,075,658	-4.7%
Other Residential	212,223,600	231,720,800	9.2%	209,580,540	228,614,820	9.1%
Ag Business/Land	549,768,200	609,396,400	10.8%	548,686,320	607,797,912	10.8%
Business Real/Personal	2,058,834,438	2,389,936,520	16.1%	1,979,513,172	2,308,399,616	16.6%
Total	**$4,983,106,438**	**$5,326,638,720**	**6.9%**	**$3,689,435,982**	**$4,051,888,006**	**9.8%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Posey County were $590,584, or 1.9% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Posey County's tax rates were less than the state average and the state median.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the city of Mt. Vernon and the town of Griffin, where district tax rates approached $3 per $100 assessed value. The largest dollar losses were in the city of Mt. Vernon, the Mt. Vernon School Corporation, and the county unit.

Tax cap credits increased in Posey County in 2012 by $66,191, or 12.6%. The percentage of the levy lost to credits rose by 0.1%. There were no major changes in state policy to affect tax cap credits in 2012. Posey County credits increased despite the general decline in tax rates, because the tax rate increased in one of the larger tax districts, and the local homestead credit rate decreased in two of the larger tax districts.

Tax Cap Category	2011	2012	Difference	% Change
1%	$202,057	$223,794	$21,737	10.8%
2%	312,056	357,202	45,146	14.5%
3%	0	0	0	0.0%
Elderly	10,280	9,588	-692	-6.7%
Total	$524,394	$590,584	$66,191	12.6%
% of Levy	1.8%	1.9%		0.1%

Posey County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*46,568,429*	*29,321,878*	*29,551,009*	*29,636,027*	*29,944,956*	*-37.0%*	*0.8%*	*0.3%*	*1.0%*
State Unit	47,691	0	0	0	0	-100.0%			
Posey County	9,301,814	8,648,995	8,963,412	9,078,886	9,269,154	-7.0%	3.6%	1.3%	2.1%
Bethel Township	14,301	14,867	15,433	15,828	16,330	4.0%	3.8%	2.6%	3.2%
Black Township	794,313	791,787	791,086	794,515	822,950	-0.3%	-0.1%	0.4%	3.6%
Center Township	15,911	16,525	17,152	17,574	14,931	3.9%	3.8%	2.5%	-15.0%
Harmony Township	46,247	47,539	38,993	30,892	31,535	2.8%	-18.0%	-20.8%	2.1%
Lynn Township	53,595	55,704	57,805	59,268	61,184	3.9%	3.8%	2.5%	3.2%
Marrs Township	254,693	264,709	274,757	281,606	283,901	3.9%	3.8%	2.5%	0.8%
Point Township	17,601	18,282	18,979	19,454	19,395	3.9%	3.8%	2.5%	-0.3%
Robb Township	51,523	53,590	55,655	57,018	58,849	4.0%	3.9%	2.4%	3.2%
Robinson Township	141,849	140,369	146,144	150,565	153,095	-1.0%	4.1%	3.0%	1.7%
Smith Township	41,776	42,724	44,234	45,215	45,321	2.3%	3.5%	2.2%	0.2%
Mount Vernon Civil City	2,988,369	2,941,685	3,053,850	3,130,181	3,228,709	-1.6%	3.8%	2.5%	3.1%
Cynthiana Civil Town	64,411	62,040	66,463	67,971	65,599	-3.7%	7.1%	2.3%	-3.5%
Griffin Civil Town	11,187	10,831	11,801	12,104	12,496	-3.2%	9.0%	2.6%	3.2%
New Harmony Civil Town	136,498	140,554	145,965	149,511	153,959	3.0%	3.8%	2.4%	3.0%
Poseyville Civil Town	261,464	231,893	240,483	245,617	253,346	-11.3%	3.7%	2.1%	3.1%
M.S.D. Mount Vernon School Corp	22,814,672	9,850,349	9,725,862	9,435,794	9,779,759	-56.8%	-1.3%	-3.0%	3.6%
M.S.D. North Posey County School Corp	6,169,436	3,573,150	3,560,661	3,609,377	3,169,001	-42.1%	-0.3%	1.4%	-12.2%
New Harmony Town And Twp School Corp	1,349,939	347,995	365,347	301,514	302,869	-74.2%	5.0%	-17.5%	0.4%
New Harmony Workingmens Institute	53,589	57,594	59,801	97,953	103,751	7.5%	3.8%	63.8%	5.9%
Poseyville Carnegie Library	103,608	107,640	111,765	114,619	118,228	3.9%	3.8%	2.6%	3.1%
Alexandrian Free Public Library	1,268,296	1,318,390	1,184,991	1,309,260	1,351,630	3.9%	-10.1%	10.5%	3.2%
Griffin-Bethel Township Fire Protection	53,226	55,343	57,436	58,921	58,902	4.0%	3.8%	2.6%	0.0%
Wadesville-Center Township Fire	41,467	45,400	44,768	47,102	48,636	9.5%	-1.4%	5.2%	3.3%
Posey County Solid Waste Management Dist	470,953	483,923	498,166	505,282	521,426	2.8%	2.9%	1.4%	3.2%

Posey County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
65005	Center Township	1.5014	--	5.0720%	--	--	--	--	1.4252
65006	Harmony Township	0.9678	--	5.0720%	--	--	--	--	0.9187
65007	New Harmony Town	1.7884	--	5.0720%	--	--	--	--	1.6977
65008	Lynn Township	1.3890	--	5.0720%	--	--	--	--	1.3185
65010	Point Township	1.3272	--	5.0720%	--	--	--	--	1.2599
65011	Robb Township	1.4906	--	5.0720%	--	--	--	--	1.4150
65012	Poseyville Town	2.2745	--	5.0720%	--	--	--	--	2.1591
65014	Smith Township	1.5006	--	5.0720%	--	--	--	--	1.4245
65015	Cynthiana Town	2.2245	--	5.0720%	--	--	--	--	2.1117
65016	Robinson Township	1.5357	--	5.0720%	--	--	--	--	1.4578
65017	Black Township	1.4073	--	5.0720%	--	--	--	--	1.3359
65018	Mount Vernon City	2.8561	--	5.0720%	--	--	--	--	2.7112
65019	Marrs Township	1.3551	--	5.0720%	--	--	--	--	1.2864
65020	Bethel Township	1.7035	--	5.0720%	--	--	--	--	1.6171
65021	Griffin Town	2.7632	--	5.0720%	--	--	--	--	2.6231

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Posey County 2012 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	*223,794*	*357,202*	*0*	*9,588*	*590,584*	*29,944,956*	*2.0%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*1,173,633*	*0.0%*
County Total	*223,794*	*357,202*	*0*	*9,588*	*590,584*	*31,118,589*	*1.9%*
Posey County	38,486	61,629	0	2,104	102,219	9,269,154	1.1%
Bethel Township	0	62	0	0	62	16,330	0.4%
Black Township	1,219	1,871	0	137	3,228	822,950	0.4%
Center Township	0	0	0	1	1	14,931	0.0%
Harmony Township	0	0	0	2	2	31,535	0.0%
Lynn Township	0	0	0	7	7	61,184	0.0%
Marrs Township	7	0	0	18	25	283,901	0.0%
Point Township	0	0	0	0	0	19,395	0.0%
Robb Township	51	177	0	4	232	58,849	0.4%
Robinson Township	114	0	0	24	138	153,095	0.1%
Smith Township	2	104	0	16	122	45,321	0.3%
Mount Vernon Civil City	119,777	183,840	0	3,415	307,032	3,228,709	9.5%
Cynthiana Civil Town	49	2,080	0	330	2,460	65,599	3.8%
Griffin Civil Town	0	1,010	0	1	1,011	12,496	8.1%
New Harmony Civil Town	0	0	0	31	31	153,959	0.0%
Poseyville Civil Town	1,553	5,424	0	2	6,979	253,346	2.8%
M.S.D. Mount Vernon School Corp	51,231	78,551	0	2,370	132,152	9,779,759	1.4%
M.S.D. North Posey County School Corp	2,532	8,402	0	611	11,545	3,169,001	0.4%
New Harmony Town And Twp School Corp	0	0	0	30	30	302,869	0.0%
New Harmony Workingmens Institute	0	0	0	21	21	103,751	0.0%
Poseyville Carnegie Library	99	522	0	26	646	118,228	0.5%
Alexandrian Free Public Library	6,510	9,836	0	317	16,663	1,351,630	1.2%
Griffin-Bethel Township Fire Protection	0	225	0	0	225	58,902	0.4%
Wadesville-Center Township Fire	0	0	0	2	2	48,636	0.0%
Posey County Solid Waste	0	0	0	0	0	0	
Posey County Solid Waste Management Dist	2,165	3,467	0	118	5,750	521,426	1.1%
TIF - Marrs Township	0	0	0	0	0	942,307	0.0%
TIF - Mount Vernon City	0	0	0	0	0	231,326	0.0%

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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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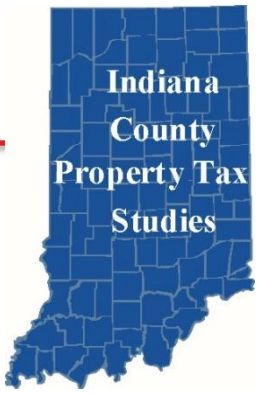


Legislative Services Agency September 2012

This report describes property tax changes in Pulaski County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Pulaski County the average tax bill for all taxpayers increased by 10.7%. This tax bill rise was the result of a 6.2% increase in the tax levy of all local government units and a 3.5% rise in certified net assessed value. The assessment increase was due to a large rise in farmland assessments. Other residential and homestead assessments fell, which may have been a legacy of the recession. Levy growth exceeded assessed value growth, so tax rates rose. Pulaski County tax rates are so low, and local property tax credits are so high, that few taxpayers qualify for tax cap credits. Tax cap credits as a percentage of levies were almost unchanged.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	10.7%	$10,815,913	$720,685,402	0.2%
Change		6.2%	3.5%	0.0%
2011	13.0%	$10,186,574	$696,360,059	0.1%

Homestead Property Taxes

Homestead property taxes increased 8.5% on average in Pulaski County in 2012. Tax rates increased in almost all Pulaski County tax districts. The county average tax rate rose by 2.6%. Decreases in Pulaski County's local property tax credit rates added to the increase in homeowner tax bills. Pulaski County tax rates were low, however, so few homeowners were eligible for tax cap credits. In fact, only one Pulaski County homeowner was eligible for tax cap credits in 2011 and 2012.

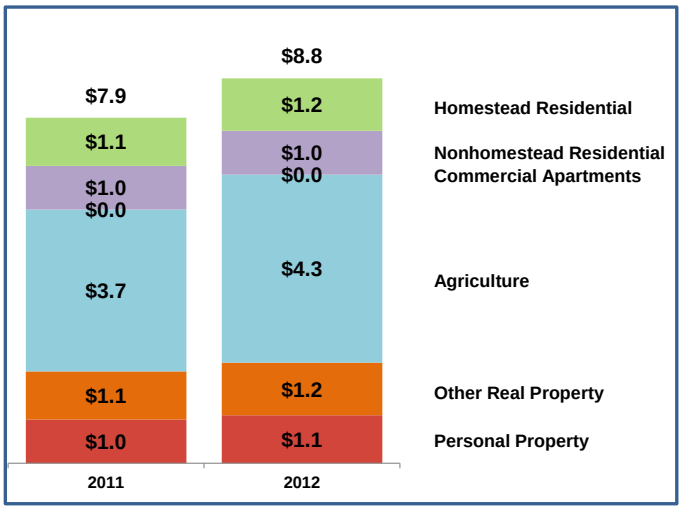
Comparable Homestead Property Tax Changes in Pulaski County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,925	50.0%
No Change	423	11.0%
Lower Tax Bill	1,499	39.0%
Average Change in Tax Bill	**8.5%**	
Detailed Change in Tax Bill		
20% or More	756	19.7%
10% to 19%	374	9.7%
1% to 9%	795	20.7%
0%	423	11.0%
-1% to -9%	862	22.4%
-10% to -19%	423	11.0%
-20% or More	214	5.6%
Total	**3,847**	**100.0%**

Net Tax Bill Changes - All Property Types

The largest share of Pulaski County's 2012 net property taxes were paid by agricultural property owners. Net tax bills for all taxpayers increased 10.7% in Pulaski County in 2012. Net taxes were higher for business buildings (other real), business equipment (personal), agricultural property, and homesteads. Taxes were slightly lower for commercial apartments and nonhomestead residential property (mostly small rentals).

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in most Pulaski County tax districts. The average tax rate rose by 2.6%, because the increase in the levy was more than the increase in net assessed value.

Levies in Pulaski County increased by 6.2%. The largest levy increase was in Eastern Pulaski Community School Corporation, due to increases in the capital projects and school pension debt funds. No Pulaski County local governments had sizable reductions in property tax levies.

Pulaski County's total net assessed value increased 3.7% in 2012. Agricultural net assessments rose 11.6%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 3.3%, due to drops in homestead and other residential net assessments. This decline may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$356,998,491	$336,420,978	-5.8%	$129,774,046	$119,420,754	-8.0%
Other Residential	74,779,600	69,735,000	-6.7%	74,293,085	69,172,299	-6.9%
Ag Business/Land	331,715,401	370,682,022	11.7%	331,175,188	369,631,544	11.6%
Business Real/Personal	201,348,988	204,511,366	1.6%	173,050,334	176,193,022	1.8%
Total	**$964,842,480**	**$981,349,366**	**1.7%**	**$708,292,653**	**$734,417,619**	**3.7%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Pulaski County were $16,258, or 0.2% of the levy. This was much less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Pulaski County's tax rates were much lower than the state median. Pulaski County also had substantially local property tax credits, which further reduce tax bills so that few taxpayers were eligible for tax cap credits.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the elderly category. The 65-and-over credit holds tax bill increases on homes owned by older homeowners to a maximum of 2% per year. The largest percentage losses were in the town of Mederyville, where district tax rates were well over $2 per $100 assessed value. The largest dollar losses were in Medaryville and the county unit.

Tax Cap Credits by Category

Tax cap credits increased in Pulaski County in 2012 by $3,949, or 32.1%. The change in the percentage of the levy lost to credits rounds to zero. There were no major changes in state policy to affect tax cap credits in 2012. Pulaski County credits increased mainly because most district tax rates increased. Tax cap credits in Pulaski County were very small, however, because of the county's low tax rates and high local property tax credits.

Tax Cap Category	2011	2012	Difference	% Change
1%	$184	$439	$255	138.2%
2%	6,373	10,344	3,971	62.3%
3%	0	0	0	0.0%
Elderly	5,752	5,475	-277	-4.8%
Total	$12,310	$16,258	$3,949	32.1%
% of Levy	0.1%	0.2%		0.0%

Pulaski County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*16,600,075*	*10,190,928*	*10,134,304*	*10,186,574*	*10,815,913*	*-38.6%*	*-0.6%*	*0.5%*	*6.2%*
State Unit	16,993	0	0	0	0	-100.0%			
Pulaski County	5,016,552	3,855,439	3,999,857	3,965,073	4,071,151	-23.1%	3.7%	-0.9%	2.7%
Beaver Township	19,518	19,227	18,543	17,307	16,371	-1.5%	-3.6%	-6.7%	-5.4%
Cass Township	23,058	23,586	23,286	22,940	23,062	2.3%	-1.3%	-1.5%	0.5%
Franklin Township	13,870	13,898	13,700	13,520	13,651	0.2%	-1.4%	-1.3%	1.0%
Harrison Township	23,303	22,506	22,794	21,777	0	-3.4%	1.3%	-4.5%	-100.0%
Indian Creek Township	18,185	18,163	16,054	15,941	18,111	-0.1%	-11.6%	-0.7%	13.6%
Jefferson Township	16,420	16,548	16,319	16,081	16,263	0.8%	-1.4%	-1.5%	1.1%
Monroe Township	58,753	58,473	57,704	56,801	57,051	-0.5%	-1.3%	-1.6%	0.4%
Rich Grove Township	25,497	25,620	25,274	24,887	24,955	0.5%	-1.4%	-1.5%	0.3%
Salem Township	69,014	68,870	68,134	67,902	68,975	-0.2%	-1.1%	-0.3%	1.6%
Tippecanoe Township	40,470	40,063	39,743	36,617	36,701	-1.0%	-0.8%	-7.9%	0.2%
Van Buren Township	66,229	64,790	63,938	63,050	64,646	-2.2%	-1.3%	-1.4%	2.5%
White Post Township	62,138	61,261	60,472	59,947	60,653	-1.4%	-1.3%	-0.9%	1.2%
Francesville Civil Town	130,051	130,160	129,207	127,378	129,875	0.1%	-0.7%	-1.4%	2.0%
Medaryville Civil Town	171,476	166,860	166,581	164,118	167,440	-2.7%	-0.2%	-1.5%	2.0%
Monterey Civil Town	40,617	42,946	42,135	41,719	40,497	5.7%	-1.9%	-1.0%	-2.9%
Winamac Civil Town	502,450	485,778	485,950	476,090	476,945	-3.3%	0.0%	-2.0%	0.2%
Culver Community School Corp	426,105	175,698	193,513	189,895	190,367	-58.8%	10.1%	-1.9%	0.2%
Eastern Pulaski Community School Corp	5,388,761	2,421,394	2,098,507	2,272,608	2,653,552	-55.1%	-13.3%	8.3%	16.8%
West Central School Corp	2,933,775	1,246,731	1,383,371	1,309,658	1,432,281	-57.5%	11.0%	-5.3%	9.4%
North Judson-San Pierre School Corp	684,364	483,534	475,695	516,310	492,581	-29.3%	-1.6%	8.5%	-4.6%
Francesville Public Library	123,241	124,330	122,725	99,146	150,893	0.9%	-1.3%	-19.2%	52.2%
Monterey Public Library	81,635	84,358	80,603	79,024	80,436	3.3%	-4.5%	-2.0%	1.8%
Pulaski County Public Library	647,600	540,695	530,199	528,785	529,456	-16.5%	-1.9%	-0.3%	0.1%
Northwest Indiana Solid Waste Management	0	0	0	0	0				

Pulaski County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
66001	Beaver Township II	1.3155	16.8636%	--	25.9540%	--	--	--	0.7522
66002	Beaver Township I	1.1623	16.8636%	--	25.9540%	--	--	--	0.6646
66003	Cass Township	1.2927	16.8636%	--	25.9540%	--	--	--	0.7392
66004	Cass Township - North	1.7059	16.8636%	--	25.9540%	--	--	--	0.9755
66005	Franklin Township	1.4249	16.8636%	--	25.9540%	--	--	--	0.8148
66006	Harrison Township	1.3839	16.8636%	--	25.9540%	--	--	--	0.7913
66007	Indian Creek Township	1.4230	16.8636%	--	25.9540%	--	--	--	0.8137
66008	Jefferson Township - East	1.4274	16.8636%	--	25.9540%	--	--	--	0.8162
66009	Jefferson Township	1.2742	16.8636%	--	25.9540%	--	--	--	0.7286
66010	Monroe Township	1.4256	16.8636%	--	25.9540%	--	--	--	0.8152
66011	Winamac Corp (Monroe)	2.2956	16.8636%	--	25.9540%	--	--	--	1.3127
66012	Rich Grove Township	1.7022	16.8636%	--	25.9540%	--	--	--	0.9734
66013	Salem Township	1.4026	16.8636%	--	25.9540%	--	--	--	0.8020
66014	Francesville Corp (Salem)	2.1616	16.8636%	--	25.9540%	--	--	--	1.2361
66015	Tippecanoe Township	1.1945	16.8636%	--	25.9540%	--	--	--	0.6830
66016	Monterey Corp (Tippecanoe)	2.4438	16.8636%	--	25.9540%	--	--	--	1.3974
66017	Van Buren Township	1.5015	16.8636%	--	25.9540%	--	--	--	0.8586
66018	White Post Township	1.3405	16.8636%	--	25.9540%	--	--	--	0.7665
66019	Medaryville Corp (White Post)	2.7976	16.8636%	--	25.9540%	--	--	--	1.5997

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Pulaski County 2012 Circuit Breaker Cap Credits

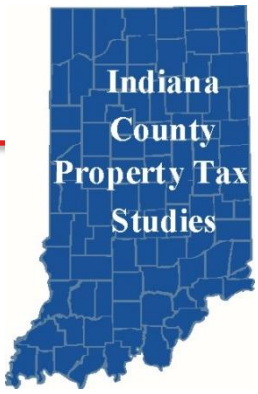
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*439*	*10,344*	*0*	*5,475*	*16,258*	*10,815,913*	*0.2%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*439*	*10,344*	*0*	*5,475*	*16,258*	*10,815,913*	*0.2%*
Pulaski County	108	2,092	0	1,838	4,038	4,071,151	0.1%
Beaver Township	0	0	0	1	1	16,371	0.0%
Cass Township	0	0	0	12	12	23,062	0.1%
Franklin Township	0	0	0	10	10	13,651	0.1%
Harrison Township	0	0	0	0	0	0	
Indian Creek Township	0	0	0	2	2	18,111	0.0%
Jefferson Township	0	0	0	8	8	16,263	0.0%
Monroe Township	2	0	0	57	59	57,051	0.1%
Rich Grove Township	0	0	0	4	4	24,955	0.0%
Salem Township	0	0	0	13	13	68,975	0.0%
Tippecanoe Township	0	1	0	0	2	36,701	0.0%
Van Buren Township	0	0	0	20	20	64,646	0.0%
White Post Township	0	166	0	0	166	60,653	0.3%
Francesville Civil Town	0	0	0	239	239	129,875	0.2%
Medaryville Civil Town	0	5,575	0	0	5,575	167,440	3.3%
Monterey Civil Town	0	50	0	0	50	40,497	0.1%
Winamac Civil Town	172	0	0	679	851	476,945	0.2%
Culver Community School Corp	0	15	0	3	17	190,367	0.0%
Eastern Pulaski Community School Corp	138	0	0	1,792	1,930	2,653,552	0.1%
West Central School Corp	0	2,076	0	395	2,472	1,432,281	0.2%
North Judson-San Pierre School Corp	0	0	0	59	59	492,581	0.0%
Francesville Public Library	0	0	0	53	53	150,893	0.0%
Monterey Public Library	0	6	0	1	7	80,436	0.0%
Pulaski County Public Library	19	363	0	289	671	529,456	0.1%
Northwest Indiana Solid Waste Mgmt 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.

2012 Putnam County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Putnam County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Putnam County the average tax bill for all taxpayers decreased 9.6%. This tax bill reduction was mainly the result of the 5.1% decrease in the tax levy of all local government units. Putnam County certified net assessed value fell by 1.9%. An increase in farmland assessments was more than offset by declines in homestead, other residential, and business assessments, which may have been a legacy of the recession. The levy decrease caused tax rates to fall in most Putnam County tax districts. This caused a reduction in tax cap credits as a percentage of the levy, by 0.3%.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-9.6%	$25,568,594	$1,600,812,479	0.7%
Change		-5.1%	-1.9%	-0.3%
2011	2.9%	$26,928,648	$1,631,705,851	1.1%

Homestead Property Taxes

Homestead property taxes decreased 4.4% on average in Putnam County in 2012. Tax rates fell in two-thirds of Putnam County tax districts, and the county average tax rate decreased by 3.2%. The drop in the average tax rate accounts for the fall in homestead tax bills. Homestead taxes were so low in Putnam County in 2012 that very few homesteads were eligible for property tax cap credits.

Comparable Homestead Property Tax Changes in Putnam County

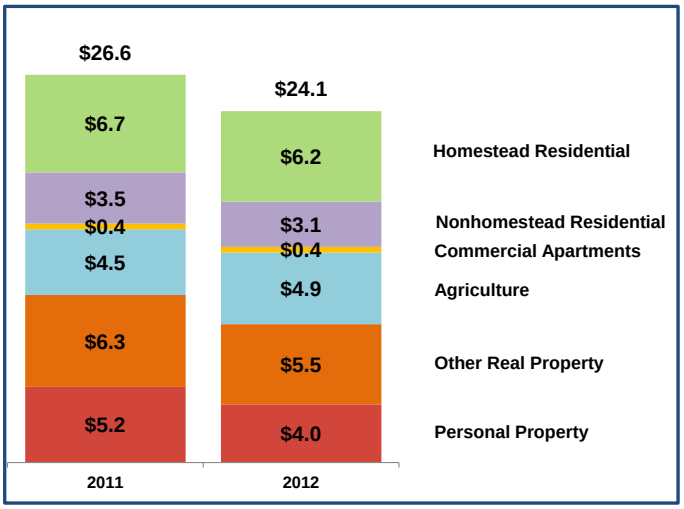
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,448	27.1%
No Change	130	1.4%
Lower Tax Bill	6,467	71.5%
Average Change in Tax Bill	**-4.4%**	
Detailed Change in Tax Bill		
20% or More	196	2.2%
10% to 19%	1,814	20.1%
1% to 9%	438	4.8%
0%	130	1.4%
-1% to -9%	4,166	46.1%
-10% to -19%	1,840	20.3%
-20% or More	461	5.1%
Total	**9,045**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Putnam County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal), by homeowners, and by owners of agricultural property. Net tax bills for all taxpayers decreased by 9.6% in Putnam County in 2012. Net tax bills decreased on all property categories except agricultural property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in about two-thirds of Putnam County tax districts. The average tax rate fell by 3.2%, because levies decreased more than net assessed value.

Levies in Putnam County decreased by 5.1%. Greencastle Community School Corporation had large decreases in its debt service, bus replacement, and capital projects funds. The largest levy increase was in South Putnam Community School Corporation, primarily due to an increase in the debt service, bus replacement, and transportation funds.

Putnam County's total net assessed value decreased 5.4% in 2012. Agricultural net assessments rose 10.2%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 9.2%, with especially large drops in business and other residential assessments. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$2,485,789,578	$2,371,914,200	-4.6%	$1,042,341,116	$1,012,664,246	-2.8%
Other Residential	468,042,800	430,079,860	-8.1%	465,432,360	427,924,120	-8.1%
Ag Business/Land	652,504,400	720,442,800	10.4%	651,014,302	717,450,114	10.2%
Business Real/Personal	1,662,204,862	1,396,634,912	-16.0%	1,218,312,290	1,035,806,702	-15.0%
Total	**$5,268,541,640**	**$4,919,071,772**	**-6.6%**	**$3,377,100,068**	**$3,193,845,182**	**-5.4%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Putnam County were $198,392, or 0.7% of the levy. This was much less than the state average percentage of the levy of 9.2%, and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Putnam County's tax rates were much lower than the state median.

Almost all of the total tax cap credits were in the 2% nonhomestead/farmland category. The largest percentage losses were in the city of Greencastle and the Greencastle School Corporation, where district tax rates topped $2 per $100 assessed value. The largest dollar losses were in those same units and in the county unit.

Tax cap credits decreased in Putnam County in 2012 by $100,098, or 33.5%. The percentage of the levy lost to credits fell by 0.3%. There were no major changes in state policy to affect tax cap credits in 2012. Putnam County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$3,513	$623	-$2,890	-82.3%
2%	269,304	176,814	-92,489	-34.3%
3%	0	0	0	0.0%
Elderly	25,674	20,955	-4,719	-18.4%
Total	$298,490	$198,392	-$100,098	-33.5%
% of Levy	1.1%	0.7%		-0.3%

Putnam County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*37,234,633*	*22,867,616*	*26,075,712*	*26,928,648*	*25,568,594*	*-38.6%*	*14.0%*	*3.3%*	*-5.1%*
State Unit	41,489	0	0	0	0	-100.0%			
Putnam County	4,918,202	3,955,276	4,371,917	4,250,593	4,611,939	-19.6%	10.5%	-2.8%	8.5%
Clinton Township	12,790	13,286	14,251	14,591	14,579	3.9%	7.3%	2.4%	-0.1%
Cloverdale Township	40,444	38,418	39,687	38,997	38,840	-5.0%	3.3%	-1.7%	-0.4%
Floyd Township	22,248	23,350	24,330	23,882	19,863	5.0%	4.2%	-1.8%	-16.8%
Franklin Township	14,208	13,944	15,505	15,484	16,596	-1.9%	11.2%	-0.1%	7.2%
Greencastle Township	103,744	95,303	97,729	102,395	103,136	-8.1%	2.5%	4.8%	0.7%
Jackson Township	8,129	7,078	7,053	6,965	6,943	-12.9%	-0.4%	-1.2%	-0.3%
Jefferson Township	34,390	32,594	34,206	34,876	35,752	-5.2%	4.9%	2.0%	2.5%
Madison Township	48,330	45,558	23,650	24,639	35,073	-5.7%	-48.1%	4.2%	42.3%
Marion Township	26,607	28,286	29,694	30,059	24,921	6.3%	5.0%	1.2%	-17.1%
Monroe Township	9,974	9,651	9,888	10,613	10,545	-3.2%	2.5%	7.3%	-0.6%
Russell Township	18,888	17,817	19,553	17,157	17,579	-5.7%	9.7%	-12.3%	2.5%
Warren Township	24,117	24,388	25,347	26,219	23,003	1.1%	3.9%	3.4%	-12.3%
Washington Township	50,873	33,775	52,384	53,820	43,778	-33.6%	55.1%	2.7%	-18.7%
Greencastle Civil City	2,767,767	2,666,072	2,782,045	2,671,000	3,039,628	-3.7%	4.3%	-4.0%	13.8%
Bainbridge Civil Town	99,674	100,478	104,262	108,858	113,015	0.8%	3.8%	4.4%	3.8%
Cloverdale Civil Town	265,969	269,226	292,003	291,704	311,808	1.2%	8.5%	-0.1%	6.9%
Roachdale Civil Town	138,505	130,811	145,400	147,761	150,991	-5.6%	11.2%	1.6%	2.2%
Russellville Civil Town	29,778	30,445	31,893	33,208	34,569	2.2%	4.8%	4.1%	4.1%
Fillmore Civil Town	35,757	35,917	37,123	38,853	38,987	0.4%	3.4%	4.7%	0.3%
South Putnam Community School Corp	7,202,732	3,771,329	4,352,126	3,932,691	4,511,454	-47.6%	15.4%	-9.6%	14.7%
North Putnam Community School Corp	7,228,625	3,423,183	3,969,187	4,521,492	3,763,039	-52.6%	16.0%	13.9%	-16.8%
Cloverdale Community School Corp	3,201,460	1,978,595	2,100,546	2,275,176	1,861,177	-38.2%	6.2%	8.3%	-18.2%
Greencastle Community School Corp	9,910,770	5,132,081	6,703,103	7,449,462	5,899,417	-48.2%	30.6%	11.1%	-20.8%
Roachdale Public Library	39,919	38,027	42,620	43,978	45,603	-4.7%	12.1%	3.2%	3.7%
Putnam County Public Library	645,739	673,829	444,137	467,119	496,582	4.4%	-34.1%	5.2%	6.3%
Roachdale Fire Protection	62,629	56,723	64,532	64,282	71,301	-9.4%	13.8%	-0.4%	10.9%
Walnut Creek Fire Protection	99,663	90,751	106,174	103,767	99,032	-8.9%	17.0%	-2.3%	-4.6%
Floyd Twp Fire District	131,213	131,425	135,367	129,007	129,444	0.2%	3.0%	-4.7%	0.3%
West Central Indiana Solid Waste Mgmt	0	0	0	0	0				
Greencastle Redevelopment Commission	0	0	0	0	0				

Putnam County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
67001	Clinton Township	1.0931	--	--	18.4723%	--	--	--	0.8912
67002	Cloverdale Township	1.5798	--	--	18.4723%	--	--	--	1.2880
67003	Cloverdale Town-Cloverdale Twp	1.9818	--	--	18.4723%	--	--	--	1.6157
67004	Floyd Township	1.0674	--	--	18.4723%	--	--	--	0.8702
67005	Franklin Township	1.1022	--	--	18.4723%	--	--	--	0.8986
67006	Roachdale Town	1.8820	--	--	18.4723%	--	--	--	1.5344
67007	Greencastle Township	1.3900	--	--	18.4723%	--	--	--	1.1332
67008	Greencastle City	2.2393	--	--	18.4723%	--	--	--	1.8256
67009	Jackson Township	1.0674	--	--	18.4723%	--	--	--	0.8702
67010	Jefferson Township	1.7726	--	--	18.4723%	--	--	--	1.4452
67011	Madison Township	1.4203	--	--	18.4723%	--	--	--	1.1579
67012	Marion Township	1.7546	--	--	18.4723%	--	--	--	1.4305
67013	Monroe Township	1.0824	--	--	18.4723%	--	--	--	0.8825
67014	Bainbridge Town	1.9070	--	--	18.4723%	--	--	--	1.5547
67015	Russell Township	1.0360	--	--	18.4723%	--	--	--	0.8446
67016	Russellville Town	1.5607	--	--	18.4723%	--	--	--	1.2724
67017	Warren Township	1.7539	--	--	18.4723%	--	--	--	1.4299
67018	Cloverdale Town-Warren Township	2.1629	--	--	18.4723%	--	--	--	1.7634
67019	Washington Township	1.7797	--	--	18.4723%	--	--	--	1.4509
67020	Fillmore Town	2.0370	--	--	18.4723%	--	--	--	1.6607

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Putnam County 2012 Circuit Breaker Cap Credits

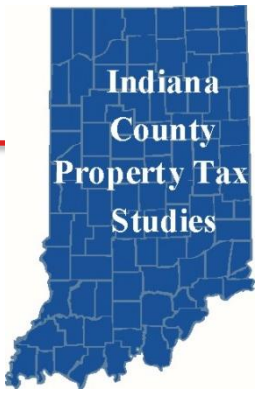
Taxing Unit Name	Circuit Breaker Credits by Property Type						
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	Circuit Breaker as % of Levy
Non-TIF Total	*623*	*176,814*	*0*	*20,955*	*198,392*	*25,568,594*	*0.8%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*1,247,302*	*0.0%*
County Total	*623*	*176,814*	*0*	*20,955*	*198,392*	*26,815,896*	*0.7%*
Putnam County	80	22,770	0	3,351	26,201	4,611,939	0.6%
Clinton Township	0	0	0	6	6	14,579	0.0%
Cloverdale Township	0	0	0	5	5	38,840	0.0%
Floyd Township	0	0	0	2	2	19,863	0.0%
Franklin Township	0	0	0	14	14	16,596	0.1%
Greencastle Township	2	696	0	125	823	103,136	0.8%
Jackson Township	0	0	0	2	2	6,943	0.0%
Jefferson Township	0	0	0	15	15	35,752	0.0%
Madison Township	0	0	0	28	28	35,073	0.1%
Marion Township	0	3	0	23	26	24,921	0.1%
Monroe Township	0	0	0	4	4	10,545	0.0%
Russell Township	0	0	0	4	4	17,579	0.0%
Warren Township	0	1	0	8	9	23,003	0.0%
Washington Township	0	0	0	72	72	43,778	0.2%
Greencastle Civil City	245	68,845	0	3,767	72,858	3,039,628	2.4%
Bainbridge Civil Town	0	0	0	126	126	113,015	0.1%
Cloverdale Civil Town	0	34	0	45	79	311,808	0.0%
Roachdale Civil Town	0	0	0	344	344	150,991	0.2%
Russellville Civil Town	0	0	0	60	60	34,569	0.2%
Fillmore Civil Town	0	248	0	66	314	38,987	0.8%
South Putnam Community School Corp	0	1,237	0	3,869	5,106	4,511,454	0.1%
North Putnam Community School Corp	0	0	0	1,256	1,256	3,763,039	0.0%
Cloverdale Community School Corp	0	0	0	252	252	1,861,177	0.0%
Greencastle Community School Corp	286	80,404	0	7,017	87,707	5,899,417	1.5%
Roachdale Public Library	0	0	0	38	38	45,603	0.1%
Putnam County Public Library	9	2,577	0	358	2,944	496,582	0.6%
Roachdale Fire Protection	0	0	0	43	43	71,301	0.1%
Walnut Creek Fire Protection	0	0	0	40	40	99,032	0.0%
Floyd Twp Fire District	0	0	0	14	14	129,444	0.0%
West Central Indiana Solid Waste Mgmt	0	0	0	0	0	0	
Greencastle Redevelopment Commission	0	0	0	0	0	0	
TIF - Greencastle City	0	0	0	0	0	1,168,315	0.0%
TIF - Cloverdale	0	0	0	0	0	78,987	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.

2012 Randolph County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Randolph County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Randolph County the average tax bill for all taxpayers increased by 5.8%. This tax bill rise was mainly the result of the 5.8% increase in the tax levy of all local government units and an increase in certified net assessed value of 4.9%. Agricultural and business net assessments increased, while homestead and other residential net assessments fell. This decline may have been a legacy of the recession. Levy growth exceeded net assessed value growth, so the average tax rate rose. This increased tax cap credits as a percentage of levies by 0.3%.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	5.8%	$22,140,301	$970,043,174	13.4%
Change		5.8%	4.9%	0.3%
2011	0.6%	$20,931,739	$925,124,032	13.1%

Homestead Property Taxes

Homestead property taxes decreased 4.2% on average in Randolph County in 2012. Tax rates rose in two-thirds of Randolph County tax districts, but the county average tax rate increased only 0.9%. With such a small tax rate rise, the 4% drop in homestead assessed values may explain the tax bill decrease. The percentage of homesteads at their tax caps decreased from 12.3% in 2011 to 11.8% in 2012. Randolph County does not have local property tax credits.

Net Tax Bill Changes - All Property Types

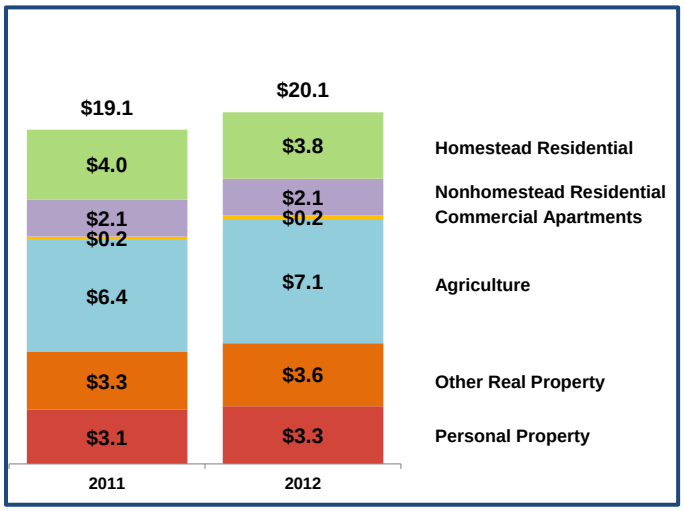
Most of Randolph County's 2012 net property taxes were paid by agricultural property owners and business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers increased 5.8% in Randolph County in 2012. Net taxes were lower for homesteads, but higher for all other property categories, especially commercial apartments and agriculture. Business property taxes rose substantially as well.

Comparable Homestead Property Tax Changes in Randolph County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	3,220	44.3%
No Change	686	9.4%
Lower Tax Bill	3,358	46.2%
Average Change in Tax Bill	-4.2%	
Detailed Change in Tax Bill		
20% or More	407	5.6%
10% to 19%	343	4.7%
1% to 9%	2,470	34.0%
0%	686	9.4%
-1% to -9%	1,552	21.4%
-10% to -19%	777	10.7%
-20% or More	1,029	14.2%
Total	**7,264**	**100.0%**

Note: Percentages may not total due to rounding.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in about two-thirds of Randolph County tax districts. The average tax rate rose slightly, by 0.9%, because the levy increase exceeded the certified net assessed value increase by a small amount.

Levies in Randolph County increased by 5.8%. The largest levy increase was in the county unit, due to increases in the court house bond and the general funds. Monroe Central School Corporation had large decreases in its debt service and transportation funds.

Randolph County's total net assessed value increased 5.8% in 2012. Agricultural net assessments rose 11.2%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Business, homestead, and other residential property (mostly small rentals and second homes) saw gross assessment decreases, which may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$605,785,175	$583,883,900	-3.6%	$197,942,308	$190,076,017	-4.0%
Other Residential	110,846,600	107,293,300	-3.2%	108,071,970	105,502,402	-2.4%
Ag Business/Land	395,333,940	440,189,200	11.3%	395,073,846	439,427,639	11.2%
Business Real/Personal	402,136,685	396,709,237	-1.3%	260,636,915	282,605,593	8.4%
Total	**$1,514,102,400**	**$1,528,075,637**	**0.9%**	**$961,725,039**	**$1,017,611,651**	**5.8%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Randolph County were $3.1 million, or 13.4% of the levy. This was more than the state average percentage of the levy of 9.2%, and much more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits. Randolph County's tax rates were higher than the state median but less than the state average. The county's relatively high tax cap loss rate was due to particularly high rates in a few tax districts.

Most of the total tax cap credits were in the 3% business real and personal property category and the 2% nonhomestead/farmland category. The largest percentage losses were in Union City and the Union City Library District, and the towns of Ridgeville and Saratoga, where district tax rates were above $4 per $100 assessed value, and in one district above $5. The largest dollar losses were in the cities of Winchester and Union City, and the county unit.

Tax cap credits increased in Randolph County in 2012 by $283,376, or 10.1%. The percentage of the levy lost to credits rose by 0.3%. There were no major changes in state policy to affect tax cap credits in 2012. Randolph County credits increased mainly because a majority of district tax rates increased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$242,658	$237,074	-$5,584	-2.3%
2%	1,358,290	1,398,601	40,310	3.0%
3%	1,185,293	1,436,178	250,885	21.2%
Elderly	17,153	14,917	-2,236	-13.0%
Total	$2,803,393	$3,086,769	$283,376	10.1%
% of Levy	13.1%	13.4%		0.3%

Randolph County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	% Change 2009 - 2010	% Change 2010 - 2011	% Change 2011 - 2012
County Total	*28,102,487*	*19,788,083*	*20,994,891*	*20,931,739*	*22,140,301*	*-29.6%*	*6.1%*	*-0.3%*	*5.8%*
State Unit	25,159	0	0	0	0	-100.0%			
Randolph County	7,057,038	5,029,544	5,097,990	5,217,699	6,156,864	-28.7%	1.4%	2.3%	18.0%
Franklin Township	27,127	26,995	28,565	30,016	23,540	-0.5%	5.8%	5.1%	-21.6%
Green Township	16,592	17,117	17,601	18,603	19,179	3.2%	2.8%	5.7%	3.1%
Greensfork Township	28,732	28,629	24,956	24,713	24,655	-0.4%	-12.8%	-1.0%	-0.2%
Jackson Township	28,807	30,436	31,158	32,164	33,162	5.7%	2.4%	3.2%	3.1%
Monroe Township	59,223	51,270	59,262	21,382	23,974	-13.4%	15.6%	-63.9%	12.1%
Stoney Creek Township	24,095	25,376	26,374	27,059	27,052	5.3%	3.9%	2.6%	0.0%
Union Township	43,441	44,920	16,337	16,490	18,363	3.4%	-63.6%	0.9%	11.4%
Ward Township	36,689	37,907	14,318	14,513	14,822	3.3%	-62.2%	1.4%	2.1%
Washington Township	36,255	37,559	38,613	40,212	42,084	3.6%	2.8%	4.1%	4.7%
Wayne Township	39,163	40,433	41,840	43,825	45,185	3.2%	3.5%	4.7%	3.1%
White River Township	195,853	204,724	226,714	193,401	200,418	4.5%	10.7%	-14.7%	3.6%
Winchester Civil City	2,197,011	2,250,863	2,360,948	2,420,629	2,506,777	2.5%	4.9%	2.5%	3.6%
Union City Civil City	1,726,591	2,017,724	2,129,190	2,176,954	2,240,786	16.9%	5.5%	2.2%	2.9%
Albany Civil Town	13,337	12,425	11,815	12,628	14,682	-6.8%	-4.9%	6.9%	16.3%
Farmland Civil Town	253,038	236,048	262,580	268,088	276,021	-6.7%	11.2%	2.1%	3.0%
Losantville Civil Town	39,913	40,778	195,713	118,913	149,880	2.2%	379.9%	-39.2%	26.0%
Lynn Civil Town	235,872	238,249	252,938	253,138	252,920	1.0%	6.2%	0.1%	-0.1%
Modoc Civil Town	26,762	27,822	27,575	22,016	22,988	4.0%	-0.9%	-20.2%	4.4%
Parker Civil Town	188,733	192,490	201,653	206,252	212,254	2.0%	4.8%	2.3%	2.9%
Ridgeville Civil Town	156,309	140,778	159,792	163,016	167,860	-9.9%	13.5%	2.0%	3.0%
Saratoga Civil Town	65,843	66,467	198,477	199,573	95,449	0.9%	198.6%	0.6%	-52.2%
Union School Corp	1,603,873	889,381	890,817	976,610	884,246	-44.5%	0.2%	9.6%	-9.5%
Randolph Southern School Corp	2,388,172	1,124,768	1,239,479	1,071,053	1,075,958	-52.9%	10.2%	-13.6%	0.5%
Monroe Central School Corp	3,234,165	2,175,612	2,195,625	2,387,131	2,095,066	-32.7%	0.9%	8.7%	-12.2%
Randolph Central School Corp	5,061,877	2,548,401	2,935,482	2,841,585	3,186,732	-49.7%	15.2%	-3.2%	12.1%
Randolph Eastern School Corp	2,837,087	1,781,403	1,813,987	1,625,803	1,804,636	-37.2%	1.8%	-10.4%	11.0%
Farmland Public Library	26,929	26,050	28,588	29,215	30,139	-3.3%	9.7%	2.2%	3.2%
Ridgeville Public Library	15,973	15,022	16,900	17,269	17,811	-6.0%	12.5%	2.2%	3.1%
Union City Public Library	128,243	132,808	140,918	143,583	148,001	3.6%	6.1%	1.9%	3.1%
Winchester Public Library	235,278	244,585	254,853	263,287	271,371	4.0%	4.2%	3.3%	3.1%
Washington Township Public Library	49,307	51,499	53,833	54,919	57,426	4.4%	4.5%	2.0%	4.6%
Randolph Co Solid Waste	0	0	0	0	0				
Winchester City Redevelopment Comm	0	0	0	0	0				

Randolph County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
68001	Franklin Township	1.6712	--	--	--	--	--	--	1.6712
68002	Ridgeville Town	4.0435	--	--	--	--	--	--	4.0435
68003	Green Township	1.9030	--	--	--	--	--	--	1.9030
68004	Albany Town	2.6190	--	--	--	--	--	--	2.6190
68005	Greensfork Township	1.3200	--	--	--	--	--	--	1.3200
68006	Jackson Township	1.7460	--	--	--	--	--	--	1.7460
68007	Monroe Township	1.9020	--	--	--	--	--	--	1.9020
68008	Farmland Town	3.6181	--	--	--	--	--	--	3.6181
68009	Parker City Town	2.8866	--	--	--	--	--	--	2.8866
68010	Stoney Creek Township	1.9108	--	--	--	--	--	--	1.9108
68011	Union Township	1.4558	--	--	--	--	--	--	1.4558
68012	Losantville Town	2.8434	--	--	--	--	--	--	2.8434
68013	Modoc Town	2.3118	--	--	--	--	--	--	2.3118
68014	Ward Township	1.7802	--	--	--	--	--	--	1.7802
68015	Saratoga Town	5.1114	--	--	--	--	--	--	5.1114
68016	Washington Township	1.3833	--	--	--	--	--	--	1.3833
68017	Lynn Town	2.8017	--	--	--	--	--	--	2.8017
68018	Wayne Township	1.6994	--	--	--	--	--	--	1.6994
68019	Union City	4.8462	--	--	--	--	--	--	4.8462
68020	White River Township	1.8137	--	--	--	--	--	--	1.8137
68021	Winchester City	3.5411	--	--	--	--	--	--	3.5411
68XX	Winchester Annex 3Yr Phase In	1.7281	--	--	--	--	--	--	1.7281
68XXX	Wincherter Annex 10Yr Phase In	1.7281	--	--	--	--	--	--	1.7281

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Randolph County 2012 Circuit Breaker Cap Credits

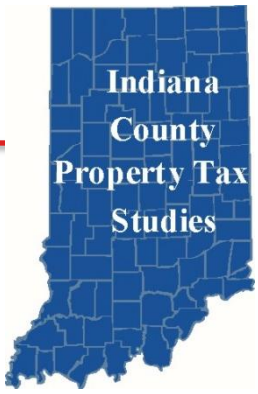
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*186,067*	*1,390,420*	*1,394,580*	*14,680*	*2,985,747*	*22,140,301*	*13.5%*
TIF Total	*51,007*	*8,181*	*41,597*	*236*	*101,022*	*893,121*	*11.3%*
County Total	*237,074*	*1,398,601*	*1,436,178*	*14,917*	*3,086,769*	*23,033,422*	*13.4%*
Randolph County	29,601	226,069	206,487	3,534	465,691	6,156,864	7.6%
Franklin Township	15	354	236	6	611	23,540	2.6%
Green Township	3	66	0	0	69	19,179	0.4%
Greensfork Township	0	0	0	2	2	24,655	0.0%
Jackson Township	0	0	0	0	0	33,162	0.0%
Monroe Township	56	0	0	6	62	23,974	0.3%
Stoney Creek Township	9	0	0	24	32	27,052	0.1%
Union Township	1	99	0	6	106	18,363	0.6%
Ward Township	9	166	97	0	272	14,822	1.8%
Washington Township	19	574	0	38	631	42,084	1.5%
Wayne Township	489	2,955	4,590	41	8,075	45,185	17.9%
White River Township	686	5,930	5,511	115	12,242	200,418	6.1%
Winchester Civil City	28,790	248,859	231,286	2,602	511,537	2,506,777	20.4%
Union City Civil City	56,268	339,664	527,722	1,305	924,960	2,240,786	41.3%
Albany Civil Town	0	2,180	0	4	2,185	14,682	14.9%
Farmland Civil Town	8,481	50,418	11,552	467	70,918	276,021	25.7%
Losantville Civil Town	93	7,140	0	79	7,312	149,880	4.9%
Lynn Civil Town	881	26,224	0	308	27,413	252,920	10.8%
Modoc Civil Town	0	1,642	0	0	1,642	22,988	7.1%
Parker Civil Town	3,685	26,171	0	209	30,065	212,254	14.2%
Ridgeville Civil Town	1,311	30,657	20,452	265	52,685	167,860	31.4%
Saratoga Civil Town	985	18,793	11,030	0	30,808	95,449	32.3%
Union School Corp	45	4,764	0	273	5,082	884,246	0.6%
Randolph Southern School Corp	399	11,867	0	639	12,905	1,075,958	1.2%
Monroe Central School Corp	12,448	72,973	8,839	1,256	95,517	2,095,066	4.6%
Randolph Central School Corp	16,077	150,322	134,374	1,928	302,701	3,186,732	9.5%
Randolph Eastern School Corp	19,423	117,245	182,159	1,186	320,012	1,804,636	17.7%
Farmland Public Library	926	5,505	1,261	51	7,744	30,139	25.7%
Ridgeville Public Library	139	3,253	2,170	28	5,590	17,811	31.4%
Union City Public Library	3,716	22,434	34,855	86	61,092	148,001	41.3%
Winchester Public Library	1,478	13,052	11,957	169	26,655	271,371	9.8%
Washington Township Public Library	35	1,044	0	53	1,133	57,426	2.0%
W. U. R. Solid Waste Management District	0	0	0	0	0	0	
Randolph Co Solid Waste	0	0	0	0	0	0	
Winchester City Redevelopment Comm	0	0	0	0	0	0	
TIF - Cardinal Energy Park 018	0	0	0	0	0	221,669	0.0%
TIF - East US 27 021	0	180	31,440	0	31,620	225,088	14.0%
TIF - Vision Park - Expansion 021	0	0	947	0	947	241,882	0.4%
TIF - Vision Park 021	0	2,799	8,960	0	11,758	65,064	18.1%
TIF - Willow Ridge 021	51,007	5,203	251	236	56,697	139,418	40.7%

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.

2012 Ripley County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Ripley County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Ripley County the average tax bill for all taxpayers increased 1.4%. Both Ripley County total tax levies and certified net assessed value were almost unchanged, though agricultural assessments increased substantially. The levy grew at about the same rate as certified net assessed value, so the average tax rate was almost unchanged. Tax rates are very low in Ripley County, so few taxpayers were eligible for tax cap credits. Tax cap credits as a percentage of levies did not change in 2012. Taxes grew because the actual billed net assessed value grew while the average tax rate was nearly unchanged.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	1.4%	$18,217,711	$1,241,514,194	0.1%
Change		0.0%	-0.1%	0.0%
2011	4.7%	$18,222,037	$1,242,551,363	0.1%

Homestead Property Taxes

Homestead property taxes were nearly unchanged on average in Ripley County in 2012, falling 0.2%. Tax rates in 12 of Ripley County's 22 tax districts increased, and the county average tax rate rose slightly, by 0.1%. Ripley County's very low tax rates and its local homestead credit meant that no homesteads in the county were eligible for tax cap credits.

Comparable Homestead Property Tax Changes in Ripley County

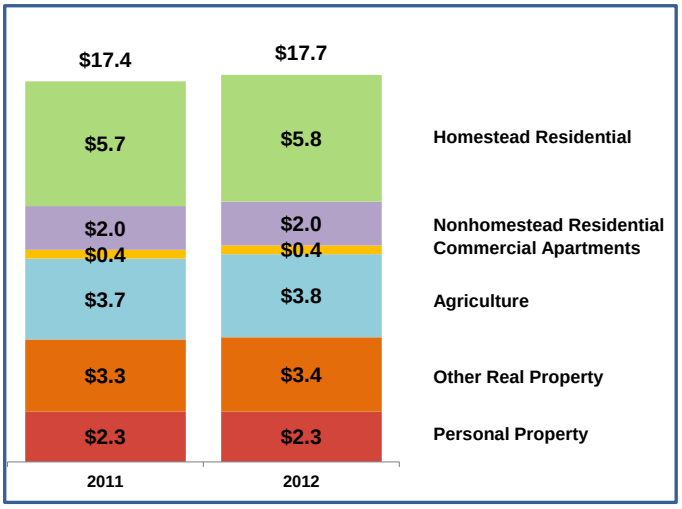
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	4,295	55.0%
No Change	101	1.3%
Lower Tax Bill	3,410	43.7%
Average Change in Tax Bill	**-0.2%**	
Detailed Change in Tax Bill		
20% or More	249	3.2%
10% to 19%	201	2.6%
1% to 9%	3,845	49.3%
0%	101	1.3%
-1% to -9%	2,187	28.0%
-10% to -19%	981	12.6%
-20% or More	242	3.1%
Total	**7,806**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Ripley County's 2012 net property taxes were paid by homeowners and business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers increased 1.4% in Ripley County in 2012. Net taxes were higher for agriculture, other real property, and nonhomestead residential property (mostly small rentals and second homes). Taxes on commercial apartments fell, while taxes on homesteads and personal property changed little.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in 12 and decreased in 10 of Ripley County's 22 tax districts. The average tax rate was almost unchanged, rising by 0.1%, because both the levy and certified net assessed value were virtually unchanged.

Levies in Ripley County were almost unchanged in 2012. The largest levy increase was in the county unit, due to an increase in the general fund. This increase was offset by decreases in Milan School Corporation's transportation and bus replacement funds and decreases in Jac-Cen-Del School Corporation's debt service and capital projects funds.

Ripley County's total net assessed value increased 2.0% in 2012. Agricultural net assessments rose 8.0%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments rose slightly, by 0.2%.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$1,068,811,600	$1,065,906,251	-0.3%	$450,896,033	$453,357,246	0.5%
Other Residential	135,613,500	136,585,300	0.7%	134,476,260	135,453,758	0.7%
Ag Business/Land	278,275,900	302,718,800	8.8%	277,179,842	299,405,331	8.0%
Business Real/Personal	428,874,630	428,306,907	-0.1%	368,740,469	367,567,464	-0.3%
Total	**$1,911,575,630**	**$1,933,517,258**	**1.1%**	**$1,231,292,604**	**$1,255,783,799**	**2.0%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Ripley County were $14,642, or 0.1% of the levy. This was much less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Ripley County's tax rates are among the lowest in the state.

Most of Ripley County's total tax cap credits were in the elderly category, which limits tax increases on homes owned by people 65 and over to 2% per year. The largest percentage losses were in the town of Holton, where district tax rates were just above $2 per $100 assessed value. No governments in Ripley County saw significant revenue losses from the tax cap credits.

Tax cap credits increased slightly in Ripley County in 2012 by $408, or 2.9%. The percentage of the levy lost to credits was nearly unchanged. There were no major changes in state policy to affect tax cap credits in 2012. Ripley County credits were low and unchanged because Ripley County's tax rates were low and unchanged.

Tax Cap Category	2011	2012	Difference	% Change
1%	$0	$0	$0	0.0%
2%	794	2,837	2,043	257.4%
3%	0	0	0	0.0%
Elderly	13,441	11,805	-1,635	-12.2%
Total	$14,234	$14,642	$408	2.9%
% of Levy	0.1%	0.1%		0.0%

Ripley County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*26,886,103*	*17,045,688*	*17,585,519*	*18,222,037*	*18,217,711*	*-36.6%*	*3.2%*	*3.6%*	*0.0%*
State Unit	32,658	0	0	0	0	-100.0%			
Ripley County	6,296,913	3,016,367	3,076,032	3,087,664	3,406,617	-52.1%	2.0%	0.4%	10.3%
Adams Township	49,877	51,995	47,408	48,281	50,357	4.2%	-8.8%	1.8%	4.3%
Brown Township	20,583	21,523	21,928	21,950	22,817	4.6%	1.9%	0.1%	3.9%
Center Township	83,873	76,581	85,753	87,257	89,343	-8.7%	12.0%	1.8%	2.4%
Delaware Township	18,794	17,124	18,403	18,883	19,485	-8.9%	7.5%	2.6%	3.2%
Franklin Township	24,780	25,989	24,130	25,636	26,646	4.9%	-7.2%	6.2%	3.9%
Jackson Township	11,715	12,319	12,415	12,528	13,139	5.2%	0.8%	0.9%	4.9%
Johnson Township	41,255	39,950	41,935	41,974	43,427	-3.2%	5.0%	0.1%	3.5%
Laughery Township	25,870	25,958	20,549	26,077	26,885	0.3%	-20.8%	26.9%	3.1%
Otter Creek Township	25,190	26,382	27,176	27,412	28,457	4.7%	3.0%	0.9%	3.8%
Shelby Township	16,388	17,014	17,341	16,737	16,686	3.8%	1.9%	-3.5%	-0.3%
Washington Township	30,643	27,246	29,547	29,487	30,914	-11.1%	8.4%	-0.2%	4.8%
Batesville Civil City	1,379,667	1,449,980	1,503,214	1,547,901	1,600,819	5.1%	3.7%	3.0%	3.4%
Milan Civil Town	135,514	147,560	149,491	154,295	160,124	8.9%	1.3%	3.2%	3.8%
Napoleon Civil Town	8,507	9,075	9,255	9,441	9,815	6.7%	2.0%	2.0%	4.0%
Osgood Civil Town	189,974	200,113	199,880	210,485	207,608	5.3%	-0.1%	5.3%	-1.4%
Sunman Civil Town	132,834	129,040	137,411	144,602	148,681	-2.9%	6.5%	5.2%	2.8%
Versailles Civil Town	251,954	263,651	265,879	275,759	286,290	4.6%	0.8%	3.7%	3.8%
Holton Civil Town	45,836	48,714	49,362	50,930	52,843	6.3%	1.3%	3.2%	3.8%
Sunman-Dearborn Community School Corp	1,885,126	1,377,005	1,539,352	1,667,530	1,699,857	-27.0%	11.8%	8.3%	1.9%
South Ripley Community School Corp	4,212,069	3,058,844	3,008,739	3,049,715	3,104,091	-27.4%	-1.6%	1.4%	1.8%
Batesville Community School Corp	5,233,527	2,737,448	2,924,955	2,829,435	2,902,129	-47.7%	6.8%	-3.3%	2.6%
Jac-Cen-Del Community School Corp	2,842,454	1,596,681	1,533,242	1,592,835	1,396,683	-43.8%	-4.0%	3.9%	-12.3%
Milan Community School Corp	3,264,307	1,966,596	2,087,816	2,347,313	2,100,479	-39.8%	6.2%	12.4%	-10.5%
Batesville Public Library	243,213	262,620	266,559	277,372	286,743	8.0%	1.5%	4.1%	3.4%
Osgood Public Library	242,425	294,535	341,820	478,887	345,243	21.5%	16.1%	40.1%	-27.9%
Southeastern Indiana Solid Waste Mgmt	140,157	145,378	145,927	141,651	141,533	3.7%	0.4%	-2.9%	-0.1%

Ripley County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
69001	Adams Twp-Sunman Dearborn School	1.5453	--	--	10.3421%	--	--	--	1.3855
69002	Adams Township-Batesville School	1.1050	--	--	10.3421%	--	--	--	0.9907
69003	Batesville City-Adams Township	1.6860	--	--	10.3421%	--	--	--	1.5116
69004	Sunman Town	1.8389	--	--	10.3421%	--	--	--	1.6487
69005	Brown Township	1.3466	--	--	10.3421%	--	--	--	1.2073
69006	Center Township	1.1562	--	--	10.3421%	--	--	--	1.0366
69007	Osgood Town	1.6667	--	--	10.3421%	--	--	--	1.4943
69008	Delaware Township	1.1587	--	--	10.3421%	--	--	--	1.0389
69009	Franklin Township	1.4521	--	--	10.3421%	--	--	--	1.3019
69010	Milan Town-Franklin Township	1.7825	--	--	10.3421%	--	--	--	1.5982
69011	Jackson Township	1.0489	--	--	10.3421%	--	--	--	0.9404
69012	Napoleon Town	1.1515	--	--	10.3421%	--	--	--	1.0324
69013	Johnson Township	1.3502	--	--	10.3421%	--	--	--	1.2106
69014	Versailles Town	1.8305	--	--	10.3421%	--	--	--	1.6412
69015	Laughery Township-Batesville School	1.1065	--	--	10.3421%	--	--	--	0.9921
69016	Laughery Township Jac-Cen-Del School	1.0083	--	--	10.3421%	--	--	--	0.9040
69017	Batesville City-Laughery School	1.6845	--	--	10.3421%	--	--	--	1.5103
69018	Otter Creek Township	1.3729	--	--	10.3421%	--	--	--	1.2309
69019	Holton Town	2.0792	--	--	10.3421%	--	--	--	1.8642
69020	Shelby Township	1.3555	--	--	10.3421%	--	--	--	1.2153
69021	Washington Township	1.4700	--	--	10.3421%	--	--	--	1.3180
69022	Milan Town-Washington Twp	1.7915	--	--	10.3421%	--	--	--	1.6062

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Ripley County 2012 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*	*2,837*	*0*	*11,805*	*14,642*	*18,217,711*	*0.1%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*16,458*	*0.0%*
County Total	*0*	*2,837*	*0*	*11,805*	*14,642*	*18,234,169*	*0.1%*
Ripley County	0	367	0	2,195	2,562	3,406,617	0.1%
Adams Township	0	0	0	59	59	50,357	0.1%
Brown Township	0	0	0	7	7	22,817	0.0%
Center Township	0	0	0	25	25	89,343	0.0%
Delaware Township	0	0	0	9	9	19,485	0.0%
Franklin Township	0	0	0	12	12	26,646	0.0%
Jackson Township	0	0	0	2	2	13,139	0.0%
Johnson Township	0	0	0	28	28	43,427	0.1%
Laughery Township	0	0	0	25	25	26,885	0.1%
Otter Creek Township	0	44	0	10	54	28,457	0.2%
Shelby Township	0	0	0	17	17	16,686	0.1%
Washington Township	0	0	0	4	4	30,914	0.0%
Batesville Civil City	0	0	0	880	880	1,600,819	0.1%
Milan Civil Town	0	0	0	84	84	160,124	0.1%
Napoleon Civil Town	0	0	0	6	6	9,815	0.1%
Osgood Civil Town	0	0	0	76	76	207,608	0.0%
Sunman Civil Town	0	0	0	51	51	148,681	0.0%
Versailles Civil Town	0	0	0	434	434	286,290	0.2%
Holton Civil Town	0	999	0	16	1,016	52,843	1.9%
Sunman-Dearborn Community School Corp	0	0	0	2,673	2,673	1,699,857	0.2%
South Ripley Community School Corp	0	1,410	0	1,910	3,321	3,104,091	0.1%
Batesville Community School Corp	0	0	0	1,720	1,720	2,902,129	0.1%
Jac-Cen-Del Community School Corp	0	0	0	425	425	1,396,683	0.0%
Milan Community School Corp	0	0	0	751	751	2,100,479	0.0%
Batesville Public Library	0	0	0	170	170	286,743	0.1%
Osgood Public Library	0	0	0	125	125	345,243	0.0%
Jac-Cen-Del Fire Territory	0	0	0	0	0	0	
Southeastern Indiana Solid Waste Mgmt	0	16	0	89	104	141,533	0.1%
Jacendel Fire Territory	0	0	0	0	0	0	
TIF - Batesville Industrial Park II	0	0	0	0	0	0	
TIF - Batesville I-74	0	0	0	0	0	16,458	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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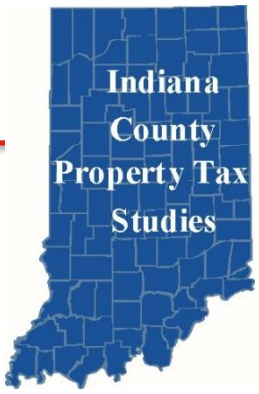


Legislative Services Agency August 2012

This report describes property tax changes in Rush County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Rush County the average tax bill for all taxpayers increased 6.7%. This tax bill rise was the result of a 6.8% increase in the tax levy of all local government units and a certified net assessed value increase of 5.1%. Rush County certified net assessed value rose due to a big increase in farmland assessments and smaller increases in homestead, other residential, and business assessments. A levy increase that exceeded assessment growth caused tax rates to rise in all Rush County tax districts, which caused an increase in tax cap credits. Credits as a percent of the levy rose by 2.3% in Rush County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	6.7%	$16,305,937	$852,385,154	11.9%
Change		6.8%	5.1%	2.3%
2011	-1.3%	$15,268,739	$811,260,306	9.6%

Homestead Property Taxes

Homestead property taxes increased 4.4% on average in Rush County in 2012. Tax rates in all Rush County tax districts increased. The county average tax rate rose by 1.6%. Higher tax rates meant more homesteads reached their tax caps in 2012. The percentage of Rush County homesteads at their tax caps rose from 6.4% in 2011 to 8.6% in 2012.

Comparable Homestead Property Tax Changes in Rush County

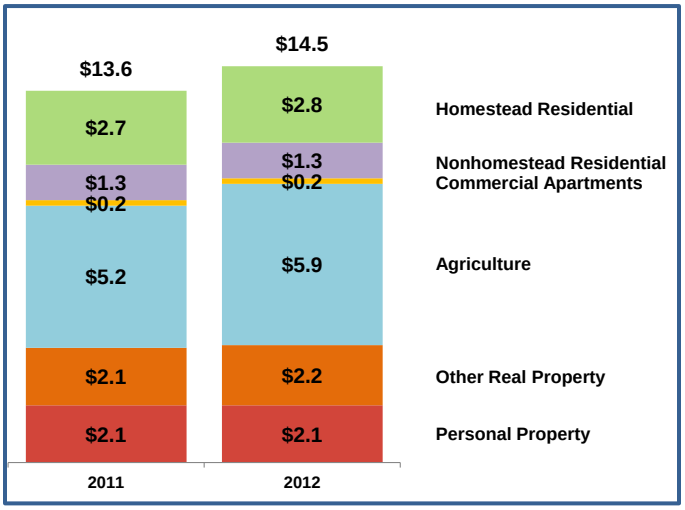
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	4,138	84.2%
No Change	334	6.8%
Lower Tax Bill	445	9.1%
Average Change in Tax Bill	**4.4%**	
Detailed Change in Tax Bill		
20% or More	246	5.0%
10% to 19%	345	7.0%
1% to 9%	3,547	72.1%
0%	334	6.8%
-1% to -9%	286	5.8%
-10% to -19%	69	1.4%
-20% or More	90	1.8%
Total	**4,917**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Rush County's 2012 net property taxes were paid by agricultural property owners and business owners (other real and personal). Net tax bills for all taxpayers increased 6.7% in Rush County in 2012. Net taxes were higher on all property categories except personal property (which is mostly business equipment). Taxes on agricultural property increased the most, because of increases in farmland assessed values.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in all Rush County tax districts. The average tax rate rose by 1.6%, because the increase in levies exceeded the increase in assessed value.

Levies in Rush County increased by 6.8%. The largest levy increase was in the county unit, mainly due to an increase in the general fund levy. Rushville City also saw a levy increase, with increases in the general, debt, and police pension funds. Rush County Schools saw a large decrease in its capital projects fund.

Rush County's total net assessed value increased 6.8% in 2012. Agricultural net assessments rose 12.3%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments rose 2.1%, with the largest increase in the business real and personal category.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$494,063,986	$495,970,648	0.4%	$182,449,652	$186,276,250	2.1%
Other Residential	76,896,175	76,784,325	-0.1%	75,356,055	75,486,966	0.2%
Ag Business/Land	380,816,750	428,269,850	12.5%	380,356,090	427,329,881	12.3%
Business Real/Personal	222,915,509	227,277,516	2.0%	185,839,967	190,980,876	2.8%
Total	**$1,174,692,420**	**$1,228,302,339**	**4.6%**	**$824,001,764**	**$880,073,973**	**6.8%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Rush County were almost $2.0 million, or 11.9% of the levy. This was more than the state average percentage of the levy of 9.2% and more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits. Rush County's average tax rate is below the state average, but the county had two tax districts with rates above $4 per $100 assessed value.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 3% business real and personal property category. The largest percentage losses were in the Rushville City and Rushville Public Library, which were in tax districts with those particularly high tax rates. Rushville City and Rush County Schools had the largest dollar losses.

Tax Cap Credits by Category

Tax cap credits increased in Rush County in 2012 by $479,102, or 31.7%. The percentage of the levy lost to credits rose by 2.3%. This increase was due mostly to an increase in the tax rates in districts where rates were already high. This made more property owners eligible for more tax cap credits. There were no major changes in state policy to affect tax cap credits in 2012.

Tax Cap Category	2011	2012	Difference	% Change
1%	$75,771	$125,994	$50,223	66.3%
2%	903,294	1,010,754	107,461	11.9%
3%	480,180	798,190	318,010	66.2%
Elderly	51,307	54,717	3,409	6.6%
Total	$1,510,552	$1,989,654	$479,102	31.7%
% of Levy	9.6%	11.9%		2.3%

Rush County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*21,589,661*	*15,245,852*	*15,741,873*	*15,268,739*	*16,305,937*	*-29.4%*	*3.3%*	*-3.0%*	*6.8%*
State Unit	20,371	0	0	0	0	-100.0%			
Rush County	5,008,758	4,386,937	4,070,945	3,451,913	4,417,912	-12.4%	-7.2%	-15.2%	28.0%
Anderson Township	40,715	41,970	43,121	44,135	45,571	3.1%	2.7%	2.4%	3.3%
Center Township	30,448	31,501	32,322	33,384	30,688	3.5%	2.6%	3.3%	-8.1%
Jackson Township	33,908	34,265	36,848	19,348	19,473	1.1%	7.5%	-47.5%	0.6%
Noble Township	12,008	12,443	12,648	7,890	8,065	3.6%	1.6%	-37.6%	2.2%
Orange Township	6,840	7,133	7,236	5,671	7,741	4.3%	1.4%	-21.6%	36.5%
Posey Township	60,451	61,059	63,805	63,554	66,961	1.0%	4.5%	-0.4%	5.4%
Richland Township	13,074	13,596	13,882	6,858	7,098	4.0%	2.1%	-50.6%	3.5%
Ripley Township	67,495	70,061	83,060	74,276	87,562	3.8%	18.6%	-10.6%	17.9%
Rushville Township	62,531	88,534	87,356	89,873	91,432	41.6%	-1.3%	2.9%	1.7%
Union Township	12,148	12,837	13,018	6,651	6,763	5.7%	1.4%	-48.9%	1.7%
Walker Township	17,184	17,496	12,893	13,336	13,744	1.8%	-26.3%	3.4%	3.1%
Washington Township	34,290	35,796	36,456	31,922	31,884	4.4%	1.8%	-12.4%	-0.1%
Rushville Civil City	3,571,532	3,595,849	3,724,908	3,779,715	4,015,388	0.7%	3.6%	1.5%	6.2%
Carthage Civil Town	152,984	155,313	155,294	163,396	167,806	1.5%	0.0%	5.2%	2.7%
Glenwood Civil Town	37,733	38,707	38,291	39,617	40,706	2.6%	-1.1%	3.5%	2.7%
Charles A. Beard Memorial School Corp	1,417,540	735,645	898,509	912,907	935,684	-48.1%	22.1%	1.6%	2.5%
Rush County School Corp	10,761,105	5,572,260	6,062,446	6,169,607	5,946,219	-48.2%	8.8%	1.8%	-3.6%
Carthage-Henry Hensley Public Library	1,857	1,933	1,977	2,037	2,097	4.1%	2.3%	3.0%	2.9%
Rushville Public Library	226,689	235,964	247,080	250,430	257,447	4.1%	4.7%	1.4%	2.8%
Rush County Solid Waste District	0	96,553	99,778	102,219	105,696		3.3%	2.4%	3.4%
Rushville Redevelopment Commission	0	0	0	0	0				

Rush County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
70001	Anderson Township	1.3610	--	--	29.2028%	--	--	--	0.9635
70002	Center Township	1.3465	--	--	9.0898%	--	--	--	1.2241
70003	Jackson Township	1.3422	--	--	13.3052%	--	--	--	1.1636
70004	Noble Township	1.3084	--	--	19.2655%	--	--	--	1.0563
70005	Orange Township	1.3066	--	--	22.2422%	--	--	--	1.0160
70006	Posey Township	1.4084	--	--	12.6877%	--	--	--	1.2297
70007	Richland Township	1.3106	--	--	34.4831%	--	--	--	0.8587
70008	Ripley Township	1.9559	--	--	1.6750%	--	--	--	1.9231
70009	Carthage	3.1074	--	--	7.0758%	--	--	--	2.8875
70010	Rushville Township	1.3618	--	--	24.1603%	--	--	--	1.0328
70011	Rushville City	4.0557	--	--	23.4846%	--	--	--	3.1032
70012	Union Township	1.3054	--	--	14.9203%	--	--	--	1.1106
70013	Glenwood City	2.8302	--	--	0.3915%	--	--	--	2.8191
70014	Walker Township	1.3186	--	--	26.1605%	--	--	--	0.9736
70015	Washington Township	1.3614	--	--	23.4626%	--	--	--	1.0420
70016	Rushville City-Jackson	4.0525	--	--	--	--	--	--	4.0525

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Rush County 2012 Circuit Breaker Cap Credits

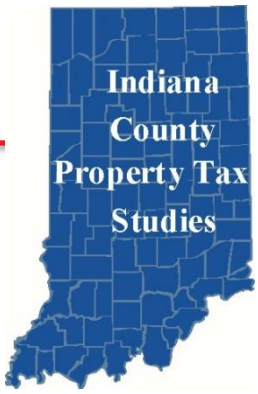
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*125,994*	*1,009,971*	*675,392*	*54,717*	*1,866,074*	*16,305,937*	*11.4%*
TIF Total	*0*	*783*	*122,797*	*0*	*123,580*	*483,891*	*25.5%*
County Total	*125,994*	*1,010,754*	*798,190*	*54,717*	*1,989,654*	*16,789,828*	*11.9%*
Rush County	16,451	132,369	86,451	8,939	244,209	4,417,912	5.5%
Anderson Township	0	0	0	19	19	45,571	0.0%
Center Township	0	0	0	9	9	30,688	0.0%
Jackson Township	0	9	358	4	371	19,473	1.9%
Noble Township	0	0	0	4	4	8,065	0.0%
Orange Township	0	0	0	4	4	7,741	0.1%
Posey Township	0	0	0	93	93	66,961	0.1%
Richland Township	0	0	0	2	2	7,098	0.0%
Ripley Township	199	1,826	80	235	2,340	87,562	2.7%
Rushville Township	466	3,628	2,188	286	6,567	91,432	7.2%
Union Township	0	13	0	2	16	6,763	0.2%
Walker Township	0	0	0	9	9	13,744	0.1%
Washington Township	0	0	0	10	10	31,884	0.0%
Rushville Civil City	75,655	590,846	427,838	27,247	1,121,585	4,015,388	27.9%
Carthage Civil Town	2,390	28,646	1,255	1,381	33,672	167,806	20.1%
Glenwood Civil Town	111	3,790	0	142	4,043	40,706	9.9%
Charles A. Beard Memorial School Corp	3,050	31,067	1,361	2,939	38,417	935,684	4.1%
Rush County School Corp	22,397	176,372	126,347	11,415	336,532	5,946,219	5.7%
Carthage-Henry Hensley Public Library	30	358	16	17	421	2,097	20.1%
Rushville Public Library	4,851	37,882	27,431	1,747	71,910	257,447	27.9%
Three Rivers Solid Waste Management Dist	0	0	0	0	0	0	
Rush County Solid Waste District	394	3,167	2,068	214	5,843	105,696	5.5%
Rushville Redevelopment Commission	0	0	0	0	0	0	
TIF - Jackson	0	0	0	0	0	747	0.0%
TIF - City Rushville Renewable	0	281	0	0	281	555	50.7%
TIF - Rushville City Jackson	0	502	122,797	0	123,299	482,588	25.5%

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.

2012 Scott County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Scott County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Scott County the average tax bill for all taxpayers increased 1.8%. This tax bill rise was the result of a 1.5% increase in the total levy of all local government units. Certified net assessed value fell 0.3%. Agricultural and business net assessments increased, while homestead and other residential net assessments fell. This decline may have been a legacy of the recession. Tax cap credits dropped despite the general increase in tax rates, because of a decrease in the one district rate above $3 per $100 assessed value. Tax cap credits as a percent of the levy fell by only 0.9% in Scott County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	1.8%	$15,557,517	$657,967,662	5.3%
Change		1.5%	-0.3%	-0.9%
2011	2.2%	$15,326,010	$659,831,251	6.2%

Homestead Property Taxes

Homestead property taxes decreased 2.7% on average in Scott County in 2012. Tax rates rose in 5 of 7 Scott County tax districts, but they fell in the tax district with the highest rate. The county average tax rate increased by 1.8%. The percentage of homesteads at their tax caps decreased from 4.3% in 2011 to 3.4% in 2012.

Comparable Homestead Property Tax Changes in Scott County

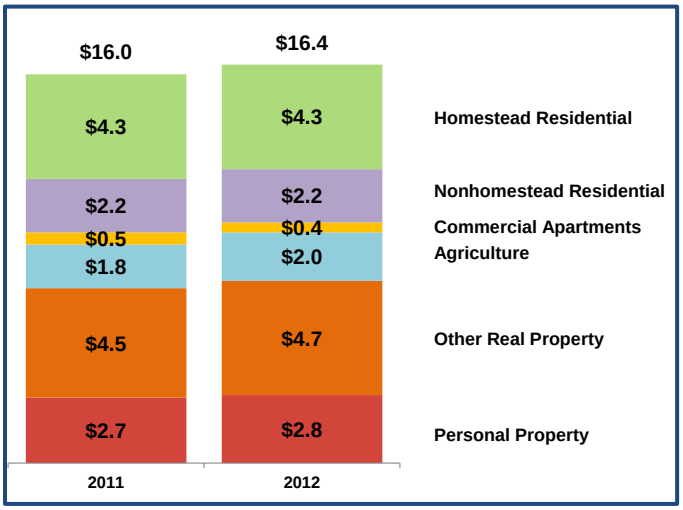
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,957	43.9%
No Change	352	5.2%
Lower Tax Bill	3,426	50.9%
Average Change in Tax Bill	**-2.7%**	
Detailed Change in Tax Bill		
20% or More	399	5.9%
10% to 19%	348	5.2%
1% to 9%	2,210	32.8%
0%	352	5.2%
-1% to -9%	1,617	24.0%
-10% to -19%	946	14.0%
-20% or More	863	12.8%
Total	**6,735**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Scott County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers increased 1.8% in Scott County in 2012. Net taxes were higher for agriculture and business property. Net taxes dropped for commercial apartments, homesteads and slightly for nonhomestead residential property (mostly small rentals and second homes).

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in 5 of 7 Scott County tax districts. The average tax rate rose by 1.8%, because of a small levy increase and a small net assessed value decrease.

Levies in Scott County increased by 1.5%. Scott County School District No. 2 had the largest levy increase, due to increases in the debt service and transportation funds. Scott County School District No. 1 experienced decreases in the debt service and school pension debt funds.

Scott County's total net assessed value decreased slightly, by 0.8%, in 2012. Agricultural net assessments rose 8.8%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 2.2%, due to decreases in homestead and other residential assessments. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$647,403,502	$629,231,640	-2.8%	$237,102,510	$226,223,545	-4.6%
Other Residential	130,582,600	124,407,000	-4.7%	128,782,982	122,610,351	-4.8%
Ag Business/Land	94,919,500	103,600,300	9.1%	94,663,075	103,002,004	8.8%
Business Real/Personal	350,240,698	357,317,829	2.0%	288,976,321	291,398,518	0.8%
Total	**$1,223,146,300**	**$1,214,556,769**	**-0.7%**	**$749,524,888**	**$743,234,418**	**-0.8%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Scott County were $940,770, or 5.3% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are usually the main determinant of tax cap credits, but Scott County's tax rates were near the state average and higher than the state median. Scott County's relatively low tax cap credits were due to its local homestead credit, which reduces tax cap credits for homeowners.

Most of the total tax cap credits were in the 2% nonhomestead/farmland category. The largest percentage losses were in the town of Austin, Scott County School District #1, and Jennings Township, where a district tax rate was above $3 per $100 assessed value. The largest dollar losses were in the two school corporations and the county unit.

Tax cap credits decreased in Scott County in 2012 by $143,297, or 13.2%. The percentage of the levy lost to credits fell by 0.9%. There were no major changes in state policy to affect tax cap credits in 2012. Scott County credits decreased mainly because of rate decreases in the two districts with the highest rates.

Tax Cap Category	2011	2012	Difference	% Change
1%	$71,919	$40,123	-$31,797	-44.2%
2%	900,014	831,142	-68,872	-7.7%
3%	99,417	59,085	-40,332	-40.6%
Elderly	12,717	10,421	-2,296	-18.1%
Total	$1,084,067	$940,770	-$143,297	-13.2%
% of Levy	6.2%	5.3%		-0.9%

Scott County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*19,566,180*	*14,916,528*	*15,070,313*	*15,326,010*	*15,557,517*	*-23.8%*	*1.0%*	*1.7%*	*1.5%*
State Unit	19,389	0	0	0	0	-100.0%			
Scott County	4,516,157	3,978,914	3,799,374	4,162,214	4,120,194	-11.9%	-4.5%	9.5%	-1.0%
Finley Township	21,373	22,227	23,017	23,631	24,339	4.0%	3.6%	2.7%	3.0%
Jennings Township	133,069	136,523	140,793	130,444	134,762	2.6%	3.1%	-7.4%	3.3%
Johnson Township	42,457	44,174	45,791	46,959	48,502	4.0%	3.7%	2.6%	3.3%
Lexington Township	36,767	38,175	39,631	40,582	41,915	3.8%	3.8%	2.4%	3.3%
Vienna Township	91,074	94,557	97,983	100,612	100,033	3.8%	3.6%	2.7%	-0.6%
Scottsburg Civil City	1,619,723	1,665,743	1,721,667	1,764,035	1,814,072	2.8%	3.4%	2.5%	2.8%
Austin Civil Town	463,584	477,991	494,499	502,382	501,566	3.1%	3.5%	1.6%	-0.2%
Scott County District No. 1 School Corp	2,573,150	2,425,258	2,298,084	2,719,516	2,253,574	-5.7%	-5.2%	18.3%	-17.1%
Scott County District No. 2 School Corp	9,531,561	5,517,981	5,876,002	5,303,811	5,972,447	-42.1%	6.5%	-9.7%	12.6%
Scott County Public Library	407,181	423,605	439,250	450,665	465,183	4.0%	3.7%	2.6%	3.2%
Southeastern Indiana Solid Waste Mgmt	88,061	91,380	94,222	81,159	80,930	3.8%	3.1%	-13.9%	-0.3%
Scottsburg Redevelopment Commission	0	0	0	0	0				
Scott County Redevelopment Commission	12,766	0	0	0	0	-100.0%			
Austin Redevelopment Commission	9,868	0	0	0	0	-100.0%			

Scott County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
72001	Finley Township	1.8998	--	--	12.6935%	--	--	--	1.6586
72002	Jennings Township	2.4925	--	--	12.6935%	--	--	--	2.1761
72003	Austin Town	3.2796	--	--	12.6935%	--	--	--	2.8633
72004	Johnson Township	1.9363	--	--	12.6935%	--	--	--	1.6905
72005	Lexington Township	1.9007	--	--	12.6935%	--	--	--	1.6594
72007	Vienna Township	1.9060	--	--	12.6935%	--	--	--	1.6641
72008	Scottsburg City	2.7021	--	--	12.6935%	--	--	--	2.3591

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Scott County 2012 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	*39,593*	*763,107*	*49,670*	*10,221*	*862,590*	*15,557,517*	*5.5%*
TIF Total	*530*	*68,035*	*9,416*	*200*	*78,180*	*2,088,532*	*3.7%*
County Total	*40,123*	*831,142*	*59,085*	*10,421*	*940,770*	*17,646,049*	*5.3%*
Scott County	9,030	165,357	9,484	2,724	186,594	4,120,194	4.5%
Finley Township	1	0	0	10	11	24,339	0.0%
Jennings Township	341	12,346	1,077	63	13,826	134,762	10.3%
Johnson Township	0	0	0	34	34	48,502	0.1%
Lexington Township	0	0	0	23	23	41,915	0.1%
Vienna Township	213	2,363	0	83	2,658	100,033	2.7%
Scottsburg Civil City	9,006	100,035	0	1,405	110,445	1,814,072	6.1%
Austin Civil Town	1,486	84,784	12,687	220	99,177	501,566	19.8%
Scott County District No. 1 School Corp	5,878	238,481	25,165	1,039	270,563	2,253,574	12.0%
Scott County District No. 2 School Corp	12,443	137,824	0	4,259	154,526	5,972,447	2.6%
Scott County Public Library	1,019	18,669	1,071	308	21,067	465,183	4.5%
Scottsburg City Redevelopment Commission	0	0	0	0	0	0	
Southeastern Indiana Solid Waste Mgmt	177	3,248	186	54	3,665	80,930	4.5%
Scottsburg Redevelopment Commission	0	0	0	0	0	0	
Scott County Redevelopment Commission	0	0	0	0	0	0	
Austin Redevelopment Commission	0	0	0	0	0	0	
TIF - Jennings Township	0	0	0	0	0	311,007	0.0%
TIF - Austin Corp	0	999	9,416	0	10,414	476,738	2.2%
TIF - Scottsburg Corp	530	67,036	0	200	67,766	1,300,787	5.2%

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.
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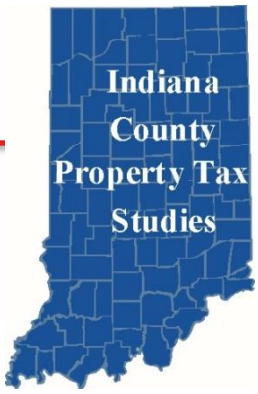

Legislative Services Agency September 2012

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In Shelby County the average tax bill for all taxpayers increased 1.3%. This tax bill rise was the result of a 2.0% increase in the tax levy of all local government units and a certified net assessed value increase of 2.6%. Shelby County net assessed value increased mostly because of rising farmland assessments. A net assessment increase that exceeded levy growth caused tax rates to fall slightly in most Shelby County tax districts, but tax cap credits as a percent of the levy rose slightly, by 0.2%.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	1.3%	$38,100,333	$2,119,798,712	3.1%
Change		2.0%	2.6%	0.2%
2011	-4.3%	$37,368,708	$2,065,335,322	2.9%

Homestead Property Taxes

Homestead property taxes decreased 2.4% on average in Shelby County in 2012. Tax rates in most Shelby County tax districts decreased. The county average tax rate fell by 0.7%. The percentage of Shelby County homesteads at their tax caps was almost unchanged, at 8.0% in 2011 and 8.4% in 2012. Shelby County had no local homestead credits in 2012.

Comparable Homestead Property Tax Changes in Shelby County

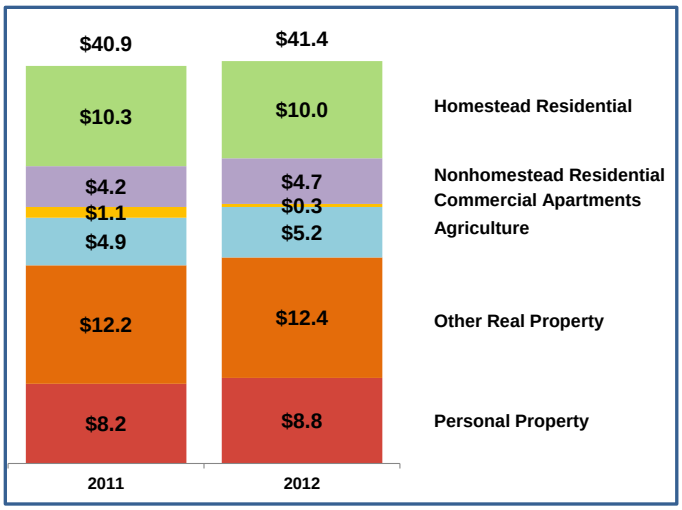
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	5,068	43.3%
No Change	483	4.1%
Lower Tax Bill	6,156	52.6%
Average Change in Tax Bill	**-2.4%**	
Detailed Change in Tax Bill		
20% or More	391	3.3%
10% to 19%	1,053	9.0%
1% to 9%	3,624	31.0%
0%	483	4.1%
-1% to -9%	3,116	26.6%
-10% to -19%	2,317	19.8%
-20% or More	723	6.2%
Total	**11,707**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest part of Shelby County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers increased 1.3% in Shelby County in 2012. Net taxes were lower for homesteads and were much lower for commercial apartments because of a large number of parcel reclassifications from apartment use to residential or other use. Net taxes were higher for agricultural property, nonhomestead residential property (mostly small rentals and second homes), business real property, and business personal property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in about two-thirds of Shelby County tax districts. The average tax rate fell by 0.7%, because a small levy increase was offset by a somewhat larger increase in certified net assessed value.

Levies in Shelby County increased by 2.0%. The largest levy increase was in Shelbyville, primarily due to increases in the thoroughfare and park bond funds. The county unit also saw an increase in its general fund levy. Shelbyville Central School Corporation had large decreases in the school pension debt and capital projects funds. Shelby Eastern School Corporation decreased its capital projects and bus replacement fund levies.

Shelby County's total net assessed value increased 1.6% in 2012. Agricultural net assessments rose 10.4%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments were almost unchanged, falling 0.1%. Declines in homestead and other residential assessments may be lingering effects of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$1,556,893,606	$1,536,097,256	-1.3%	$659,432,953	$649,132,688	-1.6%
Other Residential	309,053,200	298,264,900	-3.5%	306,741,692	295,730,672	-3.6%
Ag Business/Land	370,875,343	410,750,099	10.8%	369,700,243	408,305,743	10.4%
Business Real/Personal	1,126,325,777	1,119,270,874	-0.6%	946,355,404	965,093,258	2.0%
Total	**$3,363,147,926**	**$3,364,383,129**	**0.0%**	**$2,282,230,292**	**$2,318,262,361**	**1.6%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Shelby County were $1.3 million, or 3.1% of the levy. This was less than the state average percentage of the levy of 9.2%, but near the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits. Shelby County's average rate is less than the state median, but the county had a few taxing districts with rates above $2, and one with a rate above $3. This district accounted for almost all of Shelby County's tax cap credits.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the town of Edinburgh, where district tax rates were above $3 per $100 assessed value. The largest dollar losses were in Shelbyville and the Shelbyville Central School Corporation.

Tax Cap Credits by Category

Tax cap credits increased slightly in Shelby County in 2012 by $96,186, or 8.0%. The percentage of the levy lost to credits rose by 0.2%. There were no major changes in state policy to affect tax cap credits in 2012. Shelby County credits increased mainly because of tax rate increases in a few of the larger taxing districts.

Tax Cap Category	2011	2012	Difference	% Change
1%	$378,689	$420,114	$41,426	10.9%
2%	785,973	848,653	62,680	8.0%
3%	15,428	3,630	-11,799	-76.5%
Elderly	21,990	25,869	3,879	17.6%
Total	$1,202,080	$1,298,265	$96,186	8.0%
% of Levy	2.9%	3.1%		0.2%

Shelby County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*53,132,096*	*36,149,027*	*38,740,330*	*37,368,708*	*38,100,333*	*-32.0%*	*7.2%*	*-3.5%*	*2.0%*
State Unit	54,057	0	0	0	0	-100.0%			
Shelby County	7,486,908	6,772,367	6,654,428	6,662,771	7,171,278	-9.5%	-1.7%	0.1%	7.6%
Addison Township	71,815	73,899	91,940	76,573	79,301	2.9%	24.4%	-16.7%	3.6%
Brandywine Township	61,379	91,181	86,243	79,644	102,779	48.6%	-5.4%	-7.7%	29.0%
Hanover Township	62,095	62,524	63,112	64,114	65,298	0.7%	0.9%	1.6%	1.8%
Hendricks Township	19,325	20,314	20,870	21,335	22,122	5.1%	2.7%	2.2%	3.7%
Jackson Township	17,144	18,273	18,862	19,326	19,146	6.6%	3.2%	2.5%	-0.9%
Liberty Township	19,886	19,865	20,810	21,441	22,233	-0.1%	4.8%	3.0%	3.7%
Marion Township	34,853	36,341	37,507	34,202	34,122	4.3%	3.2%	-8.8%	-0.2%
Moral Township	204,811	167,060	159,901	180,630	256,803	-18.4%	-4.3%	13.0%	42.2%
Noble Township	29,520	29,965	30,702	29,145	32,002	1.5%	2.5%	-5.1%	9.8%
Shelby Township	58,180	61,026	61,836	53,409	53,368	4.9%	1.3%	-13.6%	-0.1%
Sugar Creek Township	35,328	35,834	57,896	64,392	77,223	1.4%	61.6%	11.2%	19.9%
Union Township	27,372	26,932	24,735	24,723	26,632	-1.6%	-8.2%	0.0%	7.7%
Van Buren Township	53,229	55,343	56,455	53,975	47,800	4.0%	2.0%	-4.4%	-11.4%
Washington Township	25,017	26,053	26,922	26,336	26,629	4.1%	3.3%	-2.2%	1.1%
Shelbyville Civil City	9,007,172	8,704,942	9,007,881	9,077,918	9,774,512	-3.4%	3.5%	0.8%	7.7%
St. Paul Civil Town	17,308	18,761	18,428	17,052	20,334	8.4%	-1.8%	-7.5%	19.2%
Edinburgh Civil Town	186,045	92,794	139,685	182,291	181,905	-50.1%	50.5%	30.5%	-0.2%
Morristown Civil Town	237,911	258,848	264,885	280,287	298,470	8.8%	2.3%	5.8%	6.5%
Fairland Civil Town	0	0	38,999	31,788	32,504			-18.5%	2.3%
Decatur County Community School Corp	47,387	16,373	17,263	20,482	15,708	-65.4%	5.4%	18.6%	-23.3%
Shelby Eastern School Corp	8,909,418	4,916,427	4,898,506	4,408,304	4,042,785	-44.8%	-0.4%	-10.0%	-8.3%
Northwestern Consolidated School Corp	5,205,630	2,708,987	3,032,716	2,970,757	3,381,000	-48.0%	12.0%	-2.0%	13.8%
Southwestern Cons Shelby County School Corp	3,284,215	1,888,528	1,877,966	1,865,097	1,751,408	-42.5%	-0.6%	-0.7%	-6.1%
Shelbyville Central School Corp	17,232,121	9,328,047	11,288,721	10,338,542	9,774,286	-45.9%	21.0%	-8.4%	-5.5%
Shelby County Public Library	527,057	559,616	579,546	596,882	625,341	6.2%	3.6%	3.0%	4.8%
Shelby County Solid Waste	153,162	158,727	163,515	167,292	165,344	3.6%	3.0%	2.3%	-1.2%
Morristown Redevelopment Commission	0	0	0	0	0				
Shelbyville Redevelopment Commission	63,751	0	0	0	0	-100.0%			

Shelby County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
73001	Addison Township	1.4204	--	--	--	--	--	--	1.4204
73002	Shelbyville City-Addison Twp	2.5408	--	--	--	--	--	--	2.5408
73004	Brandywine Township	1.2589	--	--	--	--	--	--	1.2589
73005	Shelbyville City-Brandywine Twp	2.3218	--	--	--	--	--	--	2.3218
73007	Hanover Township	1.3604	--	--	--	--	--	--	1.3604
73008	Morristown Town	1.8493	--	--	--	--	--	--	1.8493
73009	Hendricks Township	1.0775	--	--	--	--	--	--	1.0775
73010	Jackson Township	1.0633	--	--	--	--	--	--	1.0633
73011	Liberty Township	1.3064	--	--	--	--	--	--	1.3064
73012	Marion Township	1.4262	--	--	--	--	--	--	1.4262
73013	Moral Township	1.2900	--	--	--	--	--	--	1.2900
73014	Noble Township	1.3200	--	--	--	--	--	--	1.3200
73015	St Paul Town-Decatur Co School	1.3126	--	--	--	--	--	--	1.3126
73016	Shelby Township-East	1.3360	--	--	--	--	--	--	1.3360
73017	Shelby Township-West	1.4419	--	--	--	--	--	--	1.4419
73018	Sugar Creek Township	1.2567	--	--	--	--	--	--	1.2567
73019	Union Township	1.3169	--	--	--	--	--	--	1.3169
73020	Van Buren Township	1.3392	--	--	--	--	--	--	1.3392
73021	Washington Township	1.0865	--	--	--	--	--	--	1.0865
73022	St Paul Town-Shelby Eastern School	1.7091	--	--	--	--	--	--	1.7091
73023	Shelbyville Shelby West	2.5505	--	--	--	--	--	--	2.5505
73024	Shelbyville City-Marion Township	2.5475	--	--	--	--	--	--	2.5475
73025	Edinburg Town-Jackson Township	3.4173	--	--	--	--	--	--	3.4173
73026	Shelbyville Shelby East	2.4446	--	--	--	--	--	--	2.4446
73027	Fairland Town	1.6571	--	--	--	--	--	--	1.6571

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Shelby County 2012 Circuit Breaker Cap Credits

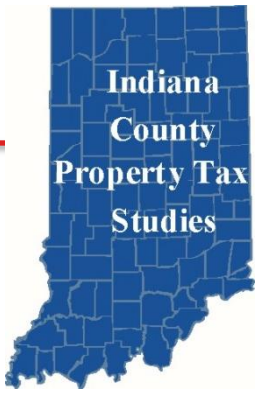
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*420,114*	*848,217*	*3,630*	*25,869*	*1,297,829*	*38,100,333*	*3.4%*
TIF Total	*0*	*436*	*0*	*0*	*436*	*4,279,384*	*0.0%*
County Total	*420,114*	*848,653*	*3,630*	*25,869*	*1,298,265*	*42,379,717*	*3.1%*
Shelby County	54,229	111,902	359	4,594	171,084	7,171,278	2.4%
Addison Township	662	1,909	0	55	2,626	79,301	3.3%
Brandywine Township	0	7	0	139	146	102,779	0.1%
Hanover Township	3	0	0	0	3	65,298	0.0%
Hendricks Township	0	0	0	1	1	22,122	0.0%
Jackson Township	132	81	10	9	231	19,146	1.2%
Liberty Township	0	0	0	4	4	22,233	0.0%
Marion Township	300	40	0	2	341	34,122	1.0%
Moral Township	0	0	0	326	326	256,803	0.1%
Noble Township	0	0	0	0	0	32,002	0.0%
Shelby Township	178	3	0	60	241	53,368	0.5%
Sugar Creek Township	0	0	0	46	46	77,223	0.1%
Union Township	0	0	0	0	0	26,632	0.0%
Van Buren Township	0	0	0	9	9	47,800	0.0%
Washington Township	0	0	0	0	0	26,629	0.0%
Shelbyville Civil City	167,526	370,958	0	7,344	545,829	9,774,512	5.6%
St. Paul Civil Town	0	0	0	0	0	20,334	0.0%
Edinburgh Civil Town	34,504	21,158	2,508	0	58,170	181,905	32.0%
Morristown Civil Town	199	0	0	0	199	298,470	0.1%
Fairland Civil Town	0	0	0	465	465	32,504	1.4%
Decatur County Community School Corp	0	0	0	0	0	15,708	0.0%
Shelby Eastern School Corp	317	120	0	348	785	4,042,785	0.0%
Northwestern Consolidated School Corp	15	296	0	3,787	4,097	3,381,000	0.1%
Southwestern Cons Shelby County School Corp	9,811	6,016	713	389	16,929	1,751,408	1.0%
Shelbyville Central School Corp	146,259	323,391	0	7,783	477,433	9,774,286	4.9%
Shelby County Public Library	4,729	9,758	31	401	14,919	625,341	2.4%
Shelby County Solid Waste	1,250	2,580	8	106	3,945	165,344	2.4%
Morristown Redevelopment Commission	0	0	0	0	0	0	
Shelbyville Redevelopment Commission	0	0	0	0	0	0	
TIF - Shelbyville Addison 02	0	0	0	0	0	1,757,831	0.0%
TIF - Shelbyville Brandywine 05	0	436	0	0	436	1,883,296	0.0%
TIF - Morristown 08	0	0	0	0	0	638,258	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.

Numbers may not total due to rounding.

2012 Spencer County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Spencer County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Spencer County the average tax bill for all taxpayers increased 11.6%. This large tax bill rise was mainly the result of a 3.7% increase in Spencer County net assessed value, led by large increases in farmland and business personal property assessments. Most of the personal property increase was new property in a TIF area. The tax levy of all local government units rose modestly, by 0.9%. The levy increased less than certified net assessed value, so tax rates fell in most Spencer County tax districts. This caused a slight 0.1% decline in tax cap credits as a percent of the levy.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	11.6%	$20,821,883	$1,345,447,167	0.3%
Change		0.9%	3.7%	-0.1%
2011	10.4%	$20,634,398	$1,298,013,080	0.4%

Homestead Property Taxes

Homestead property taxes decreased 0.9% on average in Spencer County in 2012. Tax rates in most Spencer County tax districts decreased. The county average tax rate fell by 2.6%. Spencer County's local homestead credit rate was almost unchanged in 2012. Very few homesteads were eligible for tax cap credits in Spencer County. The percentage of Spencer County homesteads at their tax caps remained under one percent.

Net Tax Bill Changes - All Property Types

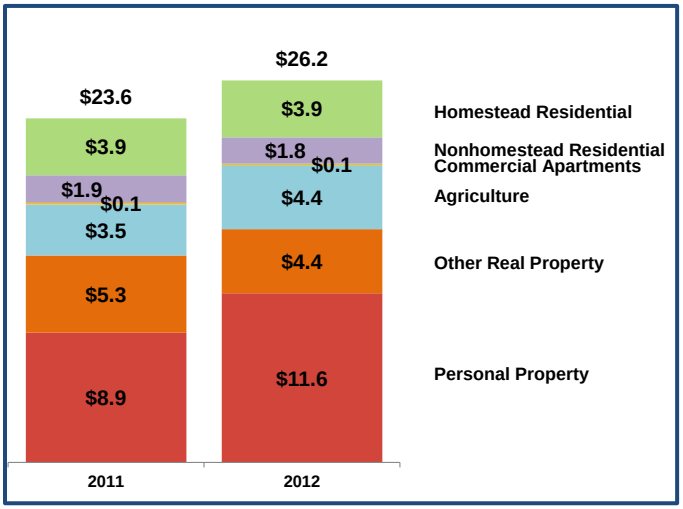
Most Spencer County 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers increased 11.6% in Spencer County in 2012. Net taxes were lower on all property categories except agricultural property and personal property. Taxes on agricultural and personal property saw increases because of increases in assessed value.

Comparable Homestead Property Tax Changes in Spencer County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,553	41.5%
No Change	186	3.0%
Lower Tax Bill	3,415	55.5%
Average Change in Tax Bill	**-0.9%**	
Detailed Change in Tax Bill		
20% or More	362	5.9%
10% to 19%	243	3.9%
1% to 9%	1,948	31.7%
0%	186	3.0%
-1% to -9%	2,781	45.2%
-10% to -19%	370	6.0%
-20% or More	264	4.3%
Total	**6,154**	**100.0%**

Note: Percentages may not total due to rounding.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in about three-quarters of Spencer County tax districts. The average tax rate fell by 2.6%, because a small levy increase was offset by a larger increase in net assessed value.

Levies in Spencer County increased slightly by 0.9%. The largest levy increase was in the county unit, mainly due to an increase in the general fund levy. North Spencer County School Corporation experienced large decreases in its debt service and capital projects funds.

Spencer County's total net assessed value increased 15.9% in 2012. Business real and personal net assessments rose 23.5%, and agricultural assessments rose 9.6%. The large increase in agricultural net assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Homestead assessments rose by smaller amounts.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$639,723,660	$654,460,339	2.3%	$247,766,173	$256,226,057	3.4%
Other Residential	104,610,761	103,857,161	-0.7%	103,968,063	103,125,575	-0.8%
Ag Business/Land	278,088,083	305,588,800	9.9%	277,722,476	304,454,199	9.6%
Business Real/Personal	954,253,971	1,151,359,639	20.7%	859,770,937	1,061,918,079	23.5%
Total	**$1,976,676,475**	**$2,215,265,939**	**12.1%**	**$1,489,227,649**	**$1,725,723,910**	**15.9%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Spencer County were $80,487, or 0.3% of the levy. This was much less than the state average percentage of the levy of 9.2% and much less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Spencer County's tax rates were less than the state average and less than the state median.

More than two-thirds of the total tax cap credits were in the 2% nonhomestead/farmland category. The largest percentage losses were in the town of Richland, where district tax rates were above $2.50 per $100 assessed value. The largest dollar losses were in the county unit, Rockport City and the South Spencer School Corporation.

Tax Cap Credits by Category

Tax cap credits decreased slightly in Spencer County in 2012 by $4,056, or 4.8%. The percentage of the levy lost to credits fell by 0.1%. There were no major changes in state policy to affect tax cap credits in 2012. Spencer County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$11,014	$11,763	$748	6.8%
2%	63,215	58,487	-4,728	-7.5%
3%	0	0	0	0.0%
Elderly	10,314	10,238	-76	-0.7%
Total	$84,543	$80,487	-$4,056	-4.8%
% of Levy	0.4%	0.3%		-0.1%

Spencer County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*30,689,358*	*19,332,841*	*19,655,642*	*20,634,398*	*20,821,883*	*-37.0%*	*1.7%*	*5.0%*	*0.9%*
State Unit	31,188	0	0	0	0	-100.0%			
Spencer County	7,000,341	5,777,014	6,320,521	6,455,019	6,646,508	-17.5%	9.4%	2.1%	3.0%
Carter Township	24,060	24,507	25,903	25,772	27,335	1.9%	5.7%	-0.5%	6.1%
Clay Township	38,030	39,454	41,170	42,128	32,486	3.7%	4.3%	2.3%	-22.9%
Grass Township	72,923	72,213	65,473	78,405	71,309	-1.0%	-9.3%	19.8%	-9.1%
Hammond Township	30,792	32,021	33,183	34,073	35,105	4.0%	3.6%	2.7%	3.0%
Harrison Township	25,872	26,666	28,092	28,881	29,721	3.1%	5.3%	2.8%	2.9%
Huff Township	15,214	15,378	16,297	16,754	17,198	1.1%	6.0%	2.8%	2.7%
Jackson Township	19,408	17,890	19,890	20,422	29,634	-7.8%	11.2%	2.7%	45.1%
Luce Township	238,113	237,888	190,740	231,610	232,694	-0.1%	-19.8%	21.4%	0.5%
Ohio Township	255,275	215,375	253,039	376,255	314,788	-15.6%	17.5%	48.7%	-16.3%
Rockport Civil City	497,612	472,480	414,727	395,552	385,496	-5.1%	-12.2%	-4.6%	-2.5%
Chrisney Civil Town	41,798	43,654	44,592	46,356	47,781	4.4%	2.1%	4.0%	3.1%
Dale Civil Town	241,196	243,169	260,422	267,656	275,713	0.8%	7.1%	2.8%	3.0%
Gentryville Civil Town	20,638	21,800	21,171	22,293	22,318	5.6%	-2.9%	5.3%	0.1%
Grandview Civil Town	70,995	73,865	76,622	78,695	80,998	4.0%	3.7%	2.7%	2.9%
Santa Claus Civil Town	544,628	566,419	587,276	602,951	620,271	4.0%	3.7%	2.7%	2.9%
Richland Civil Town	0	0	59,992	61,851	63,659			3.1%	2.9%
North Spencer County School Corp	9,245,405	5,270,641	4,800,818	5,342,278	5,266,820	-43.0%	-8.9%	11.3%	-1.4%
South Spencer County School Corp	10,582,084	4,498,726	4,594,448	4,656,732	4,724,080	-57.5%	2.1%	1.4%	1.4%
Spencer County Public Library	853,018	831,849	903,715	928,909	956,934	-2.5%	8.6%	2.8%	3.0%
Lincoln Heritage Public Library	448,879	462,705	480,705	493,408	500,200	3.1%	3.9%	2.6%	1.4%
Carter Fire Protection District	89,108	90,593	96,175	98,703	101,782	1.7%	6.2%	2.6%	3.1%
Spencer County Solid Waste Mgmt Dist	302,781	298,534	320,671	329,695	339,053	-1.4%	7.4%	2.8%	2.8%

Spencer County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
74001	Carter Township	1.5097	--	4.5119%	--	--	--	--	1.4416
74002	Dale Town	1.9723	--	4.5119%	--	--	--	--	1.8833
74003	Santa Claus Town-Carter Township	1.7879	--	4.5119%	--	--	--	--	1.7072
74004	Clay Township	1.4627	--	4.5119%	--	--	--	--	1.3967
74005	Santa Claus Town-Clay Township	1.7855	--	4.5119%	--	--	--	--	1.7049
74006	Grass Township	1.4879	--	4.5119%	--	--	--	--	1.4208
74007	Chrisney Town	2.0107	--	4.5119%	--	--	--	--	1.9200
74008	Hammond Township-North	1.5321	--	4.5119%	--	--	--	--	1.4630
74009	Hammond Township-South	1.3922	--	4.5119%	--	--	--	--	1.3294
74010	Grandview Town	2.0863	--	4.5119%	--	--	--	--	1.9922
74011	Harrison Township	1.4511	--	4.5119%	--	--	--	--	1.3856
74012	Santa Claus Town-Harrison Town	1.7994	--	4.5119%	--	--	--	--	1.7182
74013	Huff Township	1.4420	--	4.5119%	--	--	--	--	1.3769
74014	Jackson Township	1.5220	--	4.5119%	--	--	--	--	1.4533
74015	Gentryville Town	2.2131	--	4.5119%	--	--	--	--	2.1132
74016	Luce Township	1.5909	--	4.5119%	--	--	--	--	1.5191
74017	Ohio Township	1.3828	--	4.5119%	--	--	--	--	1.3204
74018	Rockport City	2.2879	--	4.5119%	--	--	--	--	2.1847
74019	Richland Town	2.6747	--	4.5119%	--	--	--	--	2.5540

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Spencer County 2012 Circuit Breaker Cap Credits

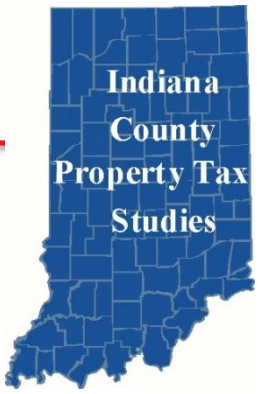
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*11,763*	*58,487*	*0*	*10,238*	*80,487*	*20,821,883*	*0.4%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*5,651,317*	*0.0%*
County Total	*11,763*	*58,487*	*0*	*10,238*	*80,487*	*26,473,200*	*0.3%*
Spencer County	3,123	12,295	0	2,854	18,272	6,646,508	0.3%
Carter Township	12	0	0	14	26	27,335	0.1%
Clay Township	40	0	0	16	56	32,486	0.2%
Grass Township	2	3	0	5	9	71,309	0.0%
Hammond Township	12	84	0	6	102	35,105	0.3%
Harrison Township	3	0	0	6	9	29,721	0.0%
Huff Township	0	0	0	7	7	17,198	0.0%
Jackson Township	19	111	0	1	132	29,634	0.4%
Luce Township	277	1,383	0	268	1,928	232,694	0.8%
Ohio Township	24	332	0	86	443	314,788	0.1%
Rockport Civil City	380	15,724	0	616	16,720	385,496	4.3%
Chrisney Civil Town	39	74	0	64	178	47,781	0.4%
Dale Civil Town	0	0	0	262	262	275,713	0.1%
Gentryville Civil Town	126	718	0	2	847	22,318	3.8%
Grandview Civil Town	77	1,285	0	29	1,392	80,998	1.7%
Santa Claus Civil Town	1,305	0	0	464	1,769	620,271	0.3%
Richland Civil Town	624	5,662	0	415	6,702	63,659	10.5%
North Spencer County School Corp	3,653	952	0	2,260	6,865	5,266,820	0.1%
South Spencer County School Corp	1,244	16,021	0	2,030	19,295	4,724,080	0.4%
Grandview Public Library	0	0	0	0	0	0	
Rockport Public Library	0	0	0	0	0	0	
Spencer County Contractual Library	0	0	0	0	0	0	
Spencer County Public Library	256	3,122	0	403	3,781	956,934	0.4%
Spencer County Public Library	0	0	0	0	0	0	
Lincoln Heritage Public Library	354	94	0	220	668	500,200	0.1%
Carter Fire Protection District	31	0	0	62	93	101,782	0.1%
Spencer County Solid Waste Mgmt Dist	159	627	0	146	932	339,053	0.3%
TIF - Santa Claus Carter	0	0	0	0	0	15,377	0.0%
TIF - Santa Claus Clay	0	0	0	0	0	11,795	0.0%
TIF - Santa Claus Harrison	0	0	0	0	0	21	0.0%
TIF - Grass Township	0	0	0	0	0	5,623,810	0.0%
TIF - South Hammond	0	0	0	0	0	315	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.

2012 Starke County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Starke County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Starke County the average tax bill for all taxpayers decreased by 1.8%. This tax bill drop was mainly the result of a 2.2% decrease in the tax levy of all local government units. Certified net assessed values increased by 2.6%. Starke County net assessed value rose mainly due to a big increase in farmland assessments and an increase in business assessments. Homestead and other residential assessments decreased, which may have been a legacy of the recession. Falling levies and rising assessed values caused tax rates to fall in all Starke County tax districts. Tax cap credits as a percentage of levies decreased slightly, by 0.1% in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-1.8%	$16,816,158	$966,210,035	2.3%
Change		-2.2%	2.6%	-0.1%
2011	-2.0%	$17,192,870	$941,462,264	2.5%

Homestead Property Taxes

Homestead property taxes decreased 6.5% on average in Starke County in 2012. Tax rates in all Starke County tax districts decreased. The county average tax rate fell by 4.7%. The percentage of Starke County homesteads at their tax caps fell from 3.1% to 2.3% in 2012.

Comparable Homestead Property Tax Changes in Starke County

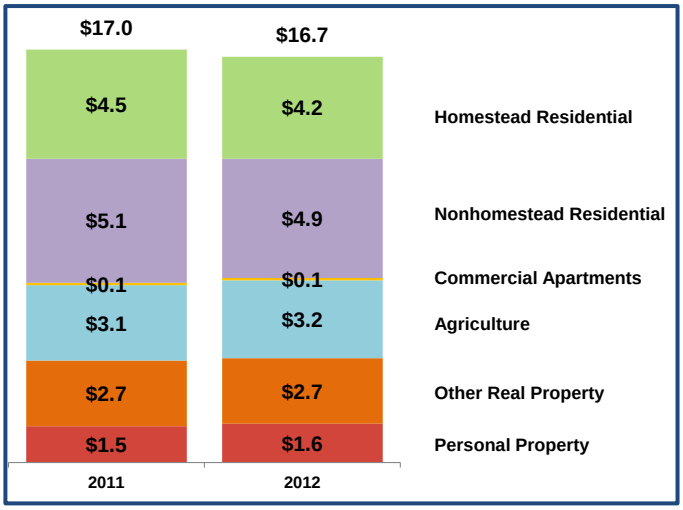
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	479	7.0%
No Change	283	4.1%
Lower Tax Bill	6,058	88.8%
Average Change in Tax Bill	**-6.5%**	
Detailed Change in Tax Bill		
20% or More	176	2.6%
10% to 19%	99	1.5%
1% to 9%	204	3.0%
0%	283	4.1%
-1% to -9%	4,316	63.3%
-10% to -19%	1,457	21.4%
-20% or More	285	4.2%
Total	**6,820**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Starke County's net property taxes were spread among nonhomestead residential property owners (mainly small rentals and second homes), business owners (other real and personal property), homeowners, and agricultural property owners. Net tax bills for all taxpayers decreased 1.8% in Starke County in 2012. Net taxes were higher for agriculture and personal property and lower for all other categories of property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all Starke County tax districts in 2012. The average tax rate fell by 4.7%, because of a levy decrease and a net assessed value increase.

Levies in Starke County decreased by 2.2%. Knox Community School Corporation had large decreases in its bus replacement, debt service, and capital projects funds. The largest levy increase was in the county unit, which had increases in the general, 2015 reassessment, and cumulative bridge funds.

Starke County's total net assessed value increased 3.1% in 2012. Agricultural net assessments rose 10.5%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Business net assessed value also increased. Homestead and other residential assessments fell, which may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$727,459,882	$722,675,700	-0.7%	$276,260,773	$274,545,369	-0.6%
Other Residential	310,644,100	310,059,500	-0.2%	310,255,821	309,686,727	-0.2%
Ag Business/Land	190,188,700	210,536,000	10.7%	189,989,260	209,957,261	10.5%
Business Real/Personal	219,140,928	227,491,359	3.8%	186,422,490	198,454,168	6.5%
Total	**$1,447,433,610**	**$1,470,762,559**	**1.6%**	**$962,928,344**	**$992,643,525**	**3.1%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Starke County were $392,313, or 2.3% of the levy. This was much less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Starke County's tax rates were lower than the state average and lower than the state median.

Most of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the city of Knox and the town of North Judson, where district tax rates were well above $2 per $100 assessed value. The largest dollar losses were in the city of Knox and the Knox School Corporation.

Tax cap credits decreased in Starke County in 2012 by $33,239, or 7.8%. The percentage of the levy lost to credits fell by 0.1% after rounding. There were no major changes in state policy to affect tax cap credits in 2012. Starke County credits decreased mainly because district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$50,721	$38,633	-$12,087	-23.8%
2%	372,251	352,184	-20,067	-5.4%
3%	0	0	0	0.0%
Elderly	2,580	1,496	-1,084	-42.0%
Total	$425,552	$392,313	-$33,239	-7.8%
% of Levy	2.5%	2.3%		-0.1%

Starke County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*22,352,358*	*14,908,408*	*17,213,889*	*17,192,870*	*16,816,158*	*-33.3%*	*15.5%*	*-0.1%*	*-2.2%*
State Unit	26,761	0	0	0	0	-100.0%			
Starke County	4,153,738	3,353,619	3,601,565	3,754,551	3,873,536	-19.3%	7.4%	4.2%	3.2%
California Township	233,768	264,911	279,764	287,739	297,015	13.3%	5.6%	2.9%	3.2%
Center Township	63,426	34,671	53,889	35,652	67,986	-45.3%	55.4%	-33.8%	90.7%
Davis Township	46,445	51,174	50,868	56,599	30,533	10.2%	-0.6%	11.3%	-46.1%
Jackson Township	16,725	14,719	15,582	15,018	18,126	-12.0%	5.9%	-3.6%	20.7%
North Bend Township	61,831	70,367	71,771	71,462	70,368	13.8%	2.0%	-0.4%	-1.5%
Oregon Township	94,656	99,274	106,217	108,919	141,177	4.9%	7.0%	2.5%	29.6%
Railroad Township	84,736	90,563	98,852	100,059	104,217	6.9%	9.2%	1.2%	4.2%
Washington Township	71,822	106,462	153,371	116,264	107,179	48.2%	44.1%	-24.2%	-7.8%
Wayne Township	52,991	55,568	59,584	61,654	62,943	4.9%	7.2%	3.5%	2.1%
Knox Civil City	1,216,068	1,211,204	1,395,670	1,389,201	1,474,440	-0.4%	15.2%	-0.5%	6.1%
Hamlet Civil Town	171,997	159,894	192,064	196,659	201,217	-7.0%	20.1%	2.4%	2.3%
North Judson Civil Town	348,600	379,074	408,813	419,524	432,271	8.7%	7.8%	2.6%	3.0%
Culver Community School Corp	1,022,647	403,775	437,759	440,752	443,981	-60.5%	8.4%	0.7%	0.7%
Oregon-Davis School Corp	2,525,712	1,280,426	1,948,183	1,835,536	1,723,287	-49.3%	52.2%	-5.8%	-6.1%
North Judson-San Pierre School Corp	3,451,515	2,018,589	2,054,326	2,334,608	2,122,579	-41.5%	1.8%	13.6%	-9.1%
Knox Community School Corp	7,530,063	4,093,178	4,931,910	4,673,468	4,303,535	-45.6%	20.5%	-5.2%	-7.9%
North Judson Public Library	188,482	186,163	208,343	224,941	221,836	-1.2%	11.9%	8.0%	-1.4%
Starke County Public Library	786,425	810,093	910,798	824,542	874,515	3.0%	12.4%	-9.5%	6.1%
Starke County Airport Authority	203,950	224,684	234,560	245,722	245,417	10.2%	4.4%	4.8%	-0.1%
Starke County Solid Waste Mgmt Dist	0	0	0	0	0				

Starke County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
75001	California Township-NJSP School	1.6847	--	--	4.7366%	--	--	--	1.6049
75002	California Township-Knox School	1.7126	--	--	4.2977%	--	--	--	1.6390
75003	Center Township	1.6005	--	--	5.0306%	--	--	--	1.5200
75004	Knox City (Center)	2.8555	--	--	2.8694%	--	--	--	2.7736
75007	Jackson Township	1.5899	--	--	5.1046%	--	--	--	1.5087
75008	North Bend Township	0.9791	--	--	8.2264%	--	--	--	0.8986
75009	Oregon Township	1.4653	--	--	5.9245%	--	--	--	1.3785
75011	Railroad Township	1.6832	--	--	4.5487%	--	--	--	1.6066
75012	Washington Township	1.6791	--	--	4.7616%	--	--	--	1.5991
75013	Wayne Township	1.6408	--	--	4.3788%	--	--	--	1.5690
75014	North Judson Town (Wayne)	2.7034	--	--	2.8354%	--	--	--	2.6267
75015	Davis Township	1.4423	--	--	6.1114%	--	--	--	1.3542
75016	Hamlet Town-Davis Twp	2.4615	--	--	3.4698%	--	--	--	2.3761
75017	Hamlet Town-Oregon Twp	2.4613	--	--	3.2234%	--	--	--	2.3820

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Starke County 2012 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	*38,624*	*351,541*	*0*	*1,496*	*391,661*	*16,816,158*	*2.3%*
TIF Total	*10*	*643*	*0*	*0*	*652*	*95,482*	*0.7%*
County Total	*38,633*	*352,184*	*0*	*1,496*	*392,313*	*16,911,640*	*2.3%*
Starke County	5,531	50,570	0	288	56,389	3,873,536	1.5%
California Township	0	0	0	0	0	297,015	0.0%
Center Township	65	601	0	8	675	67,986	1.0%
Davis Township	1	132	0	1	133	30,533	0.4%
Jackson Township	0	0	0	0	0	18,126	0.0%
North Bend Township	0	0	0	4	4	70,368	0.0%
Oregon Township	1	38	0	5	43	141,177	0.0%
Railroad Township	0	0	0	6	6	104,217	0.0%
Washington Township	0	0	0	9	9	107,179	0.0%
Wayne Township	118	903	0	8	1,029	62,943	1.6%
Knox Civil City	11,616	106,842	0	292	118,750	1,474,440	8.1%
Hamlet Civil Town	71	8,081	0	26	8,178	201,217	4.1%
North Judson Civil Town	5,384	41,045	0	76	46,506	432,271	10.8%
Culver Community School Corp	0	0	0	23	23	443,981	0.0%
Oregon-Davis School Corp	56	6,357	0	65	6,478	1,723,287	0.4%
North Judson-San Pierre School Corp	4,772	36,379	0	198	41,350	2,122,579	1.9%
Knox Community School Corp	8,866	81,548	0	382	90,796	4,303,535	2.1%
North Judson Public Library	866	6,602	0	29	7,497	221,836	3.4%
Starke County Public Library	926	9,240	0	57	10,223	874,515	1.2%
Starke County Airport Authority	350	3,204	0	18	3,573	245,417	1.5%
Starke County Solid Waste Mgmt Dist	0	0	0	0	0	0	
TIF - Knox City (Center)	10	643	0	0	652	93,620	0.7%
TIF - Sysco	0	0	0	0	0	1,862	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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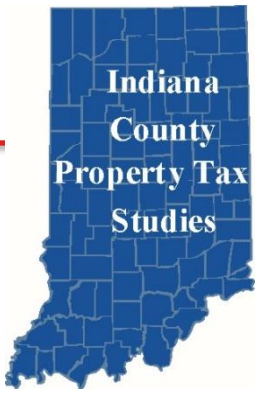
2012 Steuben County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Steuben County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Steuben County the average tax bill for all taxpayers increased by 3.3%. This tax bill rise was mainly the result of a 3.9% increase in the tax levy of all local government units. Certified net assessed value fell 1.4%. Agricultural assessments increased. All other property categories saw assessment decreases, which may have been a legacy of the recession. An increase in levies and a fall in net assessments caused tax rates to rise in most Steuben County tax districts. This resulted in a slight 0.1% increase in tax cap credits as a percentage of the levy.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	3.3%	$34,191,281	$2,930,513,982	0.3%
Change		3.9%	-1.4%	0.1%
2011	2.3%	$32,902,416	$2,972,982,907	0.2%

Homestead Property Taxes

Homestead property taxes increased 1.8% on average in Steuben County in 2012. Tax rates in almost all Steuben County tax districts increased, and the county average tax rate rose 5.4%. The percentage of Steuben County homesteads at their tax caps increased, from 3.3% in 2011 to 4.0% in 2012. This helped hold the homestead tax increase below the rate increase. Steuben County's local homestead credit rate was nearly unchanged.

Comparable Homestead Property Tax Changes in Steuben County

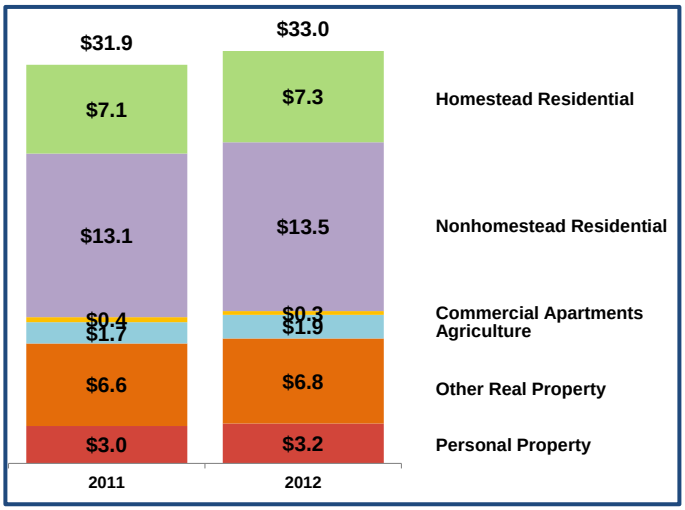
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	8,572	68.6%
No Change	516	4.1%
Lower Tax Bill	3,413	27.3%
Average Change in Tax Bill	**1.8%**	
Detailed Change in Tax Bill		
20% or More	558	4.5%
10% to 19%	1,969	15.8%
1% to 9%	6,045	48.4%
0%	516	4.1%
-1% to -9%	1,839	14.7%
-10% to -19%	848	6.8%
-20% or More	726	5.8%
Total	**12,501**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Steuben County's net property taxes were spread among nonhomestead residential property owners (mainly small rentals and second homes), business owners (other real and personal property), and homeowners. Net tax bills for all taxpayers increased 3.3% in Steuben County in 2012. Net taxes were especially higher for agriculture and were higher for homesteads, nonhomestead residential property, and business property. Taxes were lower for commercial apartments.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in almost all Steuben County tax districts. The average tax rate rose by 5.4%, because of a levy increase and a net assessed value decrease.

Levies in Steuben County increased by 3.9%. The largest levy increase was in the county unit, due to increases in the cumulative capital development and general funds. The Steuben County School Corporation saw decreases in its bus replacement and school pension debt funds.

Steuben County's total net assessed value decreased 2.1% in 2012. Agricultural net assessments rose 10.3%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 2.9%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$1,582,048,128	$1,540,112,692	-2.7%	$761,839,763	$734,839,354	-3.5%
Other Residential	1,422,378,869	1,373,003,335	-3.5%	1,420,716,637	1,370,747,747	-3.5%
Ag Business/Land	190,415,973	210,240,774	10.4%	190,279,413	209,940,740	10.3%
Business Real/Personal	798,222,984	788,081,487	-1.3%	649,073,001	643,058,251	-0.9%
Total	**$3,993,065,954**	**$3,911,438,288**	**-2.0%**	**$3,021,908,814**	**$2,958,586,092**	**-2.1%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Steuben County were $115,640, or 0.3% of the levy. This was much less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Steuben County's tax rates were much less than the state average.

About two-thirds of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the town of Ashley and the DeKalb County School Corporation, which includes some territory in Steuben County. The tax rate was above $2 per $100 assessed value in the district that includes these units. The largest dollar losses were in the city of Angola and the Steuben School Corporation.

Tax cap credits increased in Steuben County in 2012 by $47,943, or 70.8%. The percentage of the levy lost to credits rose by 0.1%. There were no major changes in state policy to affect tax cap credits in 2012. Steuben County credits increased mainly because most district tax rates increased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$20,474	$27,702	$7,228	35.3%
2%	36,517	77,322	40,805	111.7%
3%	0	0	0	0.0%
Elderly	10,706	10,617	-89	-0.8%
Total	$67,697	$115,640	$47,943	70.8%
% of Levy	0.2%	0.3%		0.1%

Steuben County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*52,637,845*	*33,190,656*	*32,689,385*	*32,902,416*	*34,191,281*	*-36.9%*	*-1.5%*	*0.7%*	*3.9%*
State Unit	78,503	0	0	0	0	-100.0%			
Steuben County	8,520,852	6,643,261	6,310,363	6,846,780	7,519,699	-22.0%	-5.0%	8.5%	9.8%
Clear Lake Township	39,698	34,740	36,132	36,550	38,037	-12.5%	4.0%	1.2%	4.1%
Fremont Township	28,245	29,663	30,546	30,837	30,758	5.0%	3.0%	1.0%	-0.3%
Jackson Township	35,043	36,091	37,431	37,893	39,151	3.0%	3.7%	1.2%	3.3%
Jamestown Township	62,051	231,066	233,898	239,921	246,558	272.4%	1.2%	2.6%	2.8%
Millgrove Township	42,146	43,847	45,037	45,582	46,824	4.0%	2.7%	1.2%	2.7%
Otsego Township	59,036	60,486	61,784	61,829	63,724	2.5%	2.1%	0.1%	3.1%
Pleasant Township	533,127	553,103	570,463	582,518	601,352	3.7%	3.1%	2.1%	3.2%
Richland Township	27,810	28,220	29,077	29,622	30,435	1.5%	3.0%	1.9%	2.7%
Salem Township	48,578	50,375	51,945	52,538	54,302	3.7%	3.1%	1.1%	3.4%
Scott Township	15,113	15,708	16,246	16,379	16,949	3.9%	3.4%	0.8%	3.5%
Steuben Township	62,351	61,999	63,048	63,433	64,936	-0.6%	1.7%	0.6%	2.4%
York Township	15,236	16,009	16,709	16,930	17,526	5.1%	4.4%	1.3%	3.5%
Angola Civil City	3,755,352	3,811,296	4,093,488	4,244,089	4,374,099	1.5%	7.4%	3.7%	3.1%
Ashley Civil Town	101,052	95,267	95,407	83,914	112,425	-5.7%	0.1%	-12.0%	34.0%
Clearlake Civil Town	269,412	292,939	298,729	299,056	294,501	8.7%	2.0%	0.1%	-1.5%
Fremont Civil Town	694,852	715,904	733,975	737,494	767,485	3.0%	2.5%	0.5%	4.1%
Hamilton Civil Town	677,325	702,965	666,215	644,558	737,100	3.8%	-5.2%	-3.3%	14.4%
Hudson Civil Town	103,536	108,919	110,115	112,378	115,931	5.2%	1.1%	2.1%	3.2%
Orland Civil Town	115,926	122,364	127,502	129,724	133,678	5.6%	4.2%	1.7%	3.0%
DeKalb County Central United School Corp	140,029	77,408	80,555	82,562	99,590	-44.7%	4.1%	2.5%	20.6%
Prairie Heights Community School Corp	5,028,476	2,718,136	2,464,415	2,136,171	2,149,572	-45.9%	-9.3%	-13.3%	0.6%
Fremont Community School Corp	9,874,583	4,637,363	4,498,224	4,178,070	4,398,500	-53.0%	-3.0%	-7.1%	5.3%
Hamilton Community School Corp	2,826,584	1,162,037	970,576	1,080,263	1,254,153	-58.9%	-16.5%	11.3%	16.1%
M.S.D. Steuben County School Corp	17,993,406	9,416,888	9,489,930	9,491,000	9,374,008	-47.7%	0.8%	0.0%	-1.2%
Carnegie Pub Lib of Steuben County	579,607	600,914	606,152	608,839	634,257	3.7%	0.9%	0.4%	4.2%
Fremont Public Library	607,377	617,630	635,297	643,633	627,000	1.7%	2.9%	1.3%	-2.6%
Northeast Indiana Solid Waste Management	294,386	298,404	316,126	344,866	348,731	1.4%	5.9%	9.1%	1.1%
Hudson Redevelopment Commission	8,153	7,654	0	24,987	0	-6.1%	-100.0%		-100.0%

Steuben County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
76001	Clear Lake Township	0.7989	3.7528%	--	3.0088%	--	--	--	0.7449
76002	Clear Lake Town	0.8507	3.7528%	--	3.0088%	--	--	--	0.7932
76004	Fremont Town	1.4450	3.7528%	--	3.0088%	--	--	--	1.3473
76005	Jackson Township	0.8516	3.7528%	--	3.0088%	--	--	--	0.7940
76006	Jamestown Township	0.7874	3.7528%	--	3.0088%	--	--	--	0.7342
76007	Millgrove Township	0.8574	3.7528%	--	3.0088%	--	--	--	0.7994
76008	Orland Town	1.6979	3.7528%	--	3.0088%	--	--	--	1.5831
76009	Otsego Township	0.7610	3.7528%	--	3.0088%	--	--	--	0.7095
76010	Hamilton Town	1.1418	3.7528%	--	3.0088%	--	--	--	1.0646
76011	Pleasant Township	1.2063	3.7528%	--	3.0088%	--	--	--	1.1247
76012	Angola City	2.1653	3.7528%	--	3.0088%	--	--	--	2.0189
76013	Richland Township	0.8526	3.7528%	--	3.0088%	--	--	--	0.7950
76014	Salem Township	0.8673	3.7528%	--	3.0088%	--	--	--	0.8087
76015	Hudson Town-Salem Township	1.4978	3.7528%	--	3.0088%	--	--	--	1.3965
76016	Scott Township	1.0849	3.7528%	--	3.0088%	--	--	--	1.0115
76017	Steuben Township	1.1205	3.7528%	--	3.0088%	--	--	--	1.0447
76018	Ashley Town	2.5822	3.7528%	--	3.0088%	--	--	--	2.4076
76019	Hudson Town-Steuben Township	1.7262	3.7528%	--	3.0088%	--	--	--	1.6095
76021	York Township	1.1689	3.7528%	--	3.0088%	--	--	--	1.0899
76022	Fremont Township	0.7970	3.7528%	--	3.0088%	--	--	--	0.7431

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Steuben County 2012 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	*27,702*	*76,581*	*0*	*10,617*	*114,900*	*34,191,281*	*0.3%*
TIF Total	*0*	*740*	*0*	*0*	*740*	*319,944*	*0.2%*
County Total	*27,702*	*77,322*	*0*	*10,617*	*115,640*	*34,511,225*	*0.3%*
Steuben County	3,346	8,809	0	1,811	13,966	7,519,699	0.2%
Clear Lake Township	0	0	0	0	0	38,037	0.0%
Fremont Township	0	0	0	10	11	30,758	0.0%
Jackson Township	0	0	0	4	4	39,151	0.0%
Jamestown Township	0	0	0	22	22	246,558	0.0%
Millgrove Township	1	0	0	8	9	46,824	0.0%
Otsego Township	4	0	0	35	39	63,724	0.1%
Pleasant Township	220	515	0	125	860	601,352	0.1%
Richland Township	0	0	0	9	9	30,435	0.0%
Salem Township	2	0	0	12	14	54,302	0.0%
Scott Township	0	0	0	0	0	16,949	0.0%
Steuben Township	8	112	0	15	135	64,936	0.2%
York Township	2	0	0	0	3	17,526	0.0%
Angola Civil City	12,414	29,867	0	2,676	44,957	4,374,099	1.0%
Ashley Civil Town	340	6,543	0	60	6,943	112,425	6.2%
Clearlake Civil Town	0	0	0	0	0	294,501	0.0%
Fremont Civil Town	21	0	0	367	388	767,485	0.1%
Hamilton Civil Town	167	0	0	303	470	737,100	0.1%
Hudson Civil Town	80	0	0	6	86	115,931	0.1%
Orland Civil Town	47	0	0	305	352	133,678	0.3%
DeKalb County Central United School Corp	301	5,796	0	53	6,151	99,590	6.2%
Prairie Heights Community School Corp	74	0	0	471	545	2,149,572	0.0%
Fremont Community School Corp	13	0	0	487	499	4,398,500	0.0%
Hamilton Community School Corp	175	0	0	578	753	1,254,153	0.1%
M.S.D. Steuben County School Corp	9,590	22,760	0	2,893	35,242	9,374,008	0.4%
Carnegie Pub Lib of Steuben County	742	1,769	0	212	2,722	634,257	0.4%
Fremont Public Library	2	0	0	69	71	627,000	0.0%
Northeast Indiana Solid Waste Mgmt Dist	155	409	0	84	648	348,731	0.2%
Hudson Redevelopment Commission	0	0	0	0	0	0	
TIF - Fremont Corp	0	0	0	0	0	169,111	0.0%
TIF - Angola City	0	740	0	0	740	85,285	0.9%
TIF - Hudson-Salem	0	0	0	0	0	41,975	0.0%
TIF - Hudston-Steuben	0	0	0	0	0	23,548	0.0%
TIF - Fremont Township	0	0	0	0	0	24	0.0%

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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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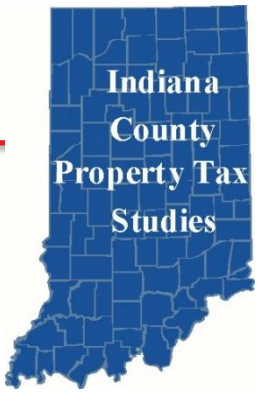

Legislative Services Agency August 2012

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In St. Joseph County the average tax bill for all taxpayers increased slightly, by 0.7%. This tax bill rise was the result of a small 1.8% increase in the tax levy of all local government units. Certified net assessed value fell 1.7%. Homestead, other residential, and business assessments fell, which may have been a legacy of the recession. An increase in levies and a fall in net assessments caused tax rates to rise in most St. Joseph County tax districts. This resulted in a 2.2% increase in tax cap credits as a percentage of the levy.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	0.7%	$280,263,404	$7,999,877,168	15.4%
Change		1.8%	-1.7%	2.2%
2011	0.1%	$275,273,929	$8,137,497,231	13.2%

Homestead Property Taxes

Homestead property taxes increased 1.0% on average in St. Joseph County in 2012. Tax rates in most St. Joseph County tax districts increased, and the county average tax rate rose by 3.6%. Many more homesteads reached their tax caps, which held the average tax increase below the average rate increase. The percentage of St. Joseph homesteads at their tax caps rose from 15.1% in 2011 to 22.4% in 2012.

Net Tax Bill Changes - All Property Types

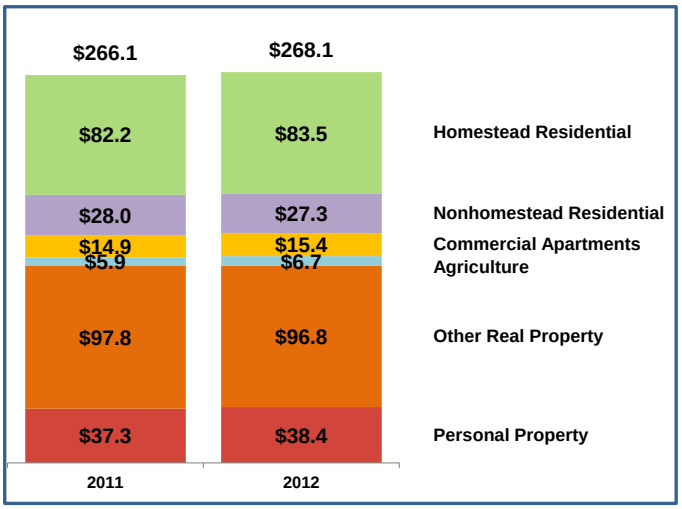
Most of St. Joseph County's 2012 net property taxes were paid by business owners (other real and personal) and by homeowners. Net tax bills for all taxpayers increased 0.7% in St. Joseph County in 2012. Net taxes were lower on nonhomestead residential property (mostly smaller rentals and second homes) and other real property, and higher on agricultural property, homesteads, commercial apartments, and personal property.

Comparable Homestead Property Tax Changes in St. Joseph County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	40,260	57.0%
No Change	1,248	1.8%
Lower Tax Bill	29,173	41.3%
Average Change in Tax Bill	**1.0%**	
Detailed Change in Tax Bill		
20% or More	4,969	7.0%
10% to 19%	3,771	5.3%
1% to 9%	31,520	44.6%
0%	1,248	1.8%
-1% to -9%	17,119	24.2%
-10% to -19%	5,981	8.5%
-20% or More	6,073	8.6%
Total	**70,681**	**100.0%**

Note: Percentages may not total due to rounding.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in most St. Joseph County tax districts. The average tax rate rose by 3.6%, because of an increase in levies and a decrease in net assessed values.

Levies in St. Joseph County increased by 1.8%. The largest levy increase was in the county unit, which had significant increases in its general fund and exempt debt fund. The city of South Bend also had a large increase in its general fund levy. Portage Township had large decreases in its fire protection territory general and equipment replacement fund levies, and South Bend Schools had decreases in its exempt debt and capital projects fund levies.

St. Joseph County's total net assessed value decreased 0.4% in 2012. Agricultural net assessments rose 9.6%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 0.7%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$8,749,508,150	$8,667,105,901	-0.9%	$3,619,145,092	$3,587,943,960	-0.9%
Other Residential	1,599,253,550	1,595,866,170	-0.2%	1,562,941,052	1,559,012,265	-0.3%
Ag Business/Land	306,259,400	336,590,000	9.9%	304,046,372	333,373,200	9.6%
Business Real/Personal	5,499,725,990	5,468,907,757	-0.6%	4,148,440,252	4,118,472,279	-0.7%
Total	**$16,154,747,090**	**$16,068,469,828**	**-0.5%**	**$9,634,572,768**	**$9,598,801,704**	**-0.4%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in St. Joseph County were $53.3 million, or 15.4% of the levy. This was more than the state average percentage of the levy of 9.2%, and much more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and St. Joseph County's tax rates were well above the state average.

More than 80% of the total tax cap credits were in the 3% business real and personal category and the 2% nonhomestead/farmland category. The largest percentage losses were in the South Bend City and Public Transportation District, where district tax rates were above $5 per $100 assessed value. The largest dollar losses were in the city of South Bend, South Bend School Corporation, and the county unit.

Tax Cap (Circuit Breaker) Credits by Category

Tax cap credits increased in St. Joseph County in 2012 by $8.0 million, or 17.7%. The percentage of the levy lost to credits rose by 2.2%. There were no major changes in state policy to affect tax cap credits in 2012. St. Joseph County credits increased mainly because most district tax rates increased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$7,088,326	$9,453,904	$2,365,578	33.4%
2%	18,514,285	20,081,290	1,567,005	8.5%
3%	19,615,559	23,682,262	4,066,703	20.7%
Elderly	51,742	58,836	7,094	13.7%
Total	$45,269,912	$53,276,292	$8,006,380	17.7%
% of Levy	13.2%	15.4%		2.2%

St. Joseph County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*363,727,175*	*263,273,465*	*276,071,903*	*275,273,929*	*280,263,404*	*-27.6%*	*4.9%*	*-0.3%*	*1.8%*
State Unit	239,157	0	0	0	0	-100.0%			
St. Joseph County	75,493,842	47,852,324	49,372,784	44,137,786	49,695,236	-36.6%	3.2%	-10.6%	12.6%
Centre Township	416,059	54,050	55,960	18,687	0	-87.0%	3.5%	-66.6%	-100.0%
Clay Township	3,634,130	2,958,851	6,490,521	6,623,510	6,290,392	-18.6%	119.4%	2.0%	-5.0%
German Township	226,006	110,177	75,737	194,894	145,744	-51.3%	-31.3%	157.3%	-25.2%
Greene Township	88,443	35,493	36,843	37,584	309,990	-59.9%	3.8%	2.0%	724.8%
Harris Township	2,034,231	1,148,895	1,160,216	83,092	0	-43.5%	1.0%	-92.8%	-100.0%
Liberty Township	227,912	221,122	231,540	227,394	217,620	-3.0%	4.7%	-1.8%	-4.3%
Lincoln Township	168,358	147,757	132,663	60,124	64,478	-12.2%	-10.2%	-54.7%	7.2%
Madison Township	99,117	102,146	105,731	108,245	108,697	3.1%	3.5%	2.4%	0.4%
Olive Township	255,377	257,077	264,058	270,366	277,244	0.7%	2.7%	2.4%	2.5%
Penn Township	1,666,023	1,789,143	1,557,947	1,946,715	1,751,987	7.4%	-12.9%	25.0%	-10.0%
Portage Township	1,398,649	2,974,664	2,606,978	2,748,390	1,517,905	112.7%	-12.4%	5.4%	-44.8%
Union Township	188,409	189,092	194,853	184,136	169,367	0.4%	3.0%	-5.5%	-8.0%
Warren Township	356,798	360,170	370,499	93,156	867,584	0.9%	2.9%	-74.9%	831.3%
South Bend Civil City	66,534,282	64,546,050	66,929,179	68,662,101	70,756,844	-3.0%	3.7%	2.6%	3.1%
Mishawaka Civil City	24,580,481	23,019,485	24,171,640	24,823,084	25,375,486	-6.4%	5.0%	2.7%	2.2%
Indian Village Civil Town	0	0	245	136	259			-44.5%	90.4%
Lakeville Civil Town	143,062	148,134	146,780	129,527	145,837	3.5%	-0.9%	-11.8%	12.6%
New Carlisle Civil Town	1,189,325	1,383,582	1,345,223	1,386,586	1,411,515	16.3%	-2.8%	3.1%	1.8%
North Liberty Civil Town	375,273	385,540	428,406	439,574	445,949	2.7%	11.1%	2.6%	1.5%
Osceola Civil Town	215,118	220,466	229,051	234,726	240,357	2.5%	3.9%	2.5%	2.4%
Roseland Civil Town	242,806	242,759	243,550	273,360	267,941	0.0%	0.3%	12.2%	-2.0%
Walkerton Civil Town	839,486	924,378	912,051	1,150,895	1,256,884	10.1%	-1.3%	26.2%	9.2%
New Prairie United School Corp	4,502,250	2,851,045	3,081,276	3,176,542	2,852,912	-36.7%	8.1%	3.1%	-10.2%
John Glenn School Corp	3,788,202	2,206,235	2,195,690	2,219,999	2,201,044	-41.8%	-0.5%	1.1%	-0.9%
Penn-Harris-Madison-School Corp	46,565,548	26,721,039	27,442,465	25,332,159	26,197,479	-42.6%	2.7%	-7.7%	3.4%
Mishawaka City School Corp	15,101,376	7,977,878	10,130,499	9,999,568	9,081,393	-47.2%	27.0%	-1.3%	-9.2%
South Bend Community School Corp	84,643,634	49,142,748	48,813,930	52,499,415	51,482,544	-41.9%	-0.7%	7.6%	-1.9%
Union-North United School Corp	2,055,234	896,417	804,103	1,248,293	1,304,616	-56.4%	-10.3%	55.2%	4.5%
Mishawaka Public Library	3,448,888	4,221,955	4,847,711	4,451,686	4,568,671	22.4%	14.8%	-8.2%	2.6%
New Carlisle Public Library	933,595	1,028,517	1,027,770	928,433	373,301	10.2%	-0.1%	-9.7%	-59.8%
Walkerton Public Library	80,533	65,705	77,763	77,445	77,623	-18.4%	18.4%	-0.4%	0.2%
St. Joseph County Public Library	12,819,840	11,283,077	12,861,214	13,893,451	13,412,008	-12.0%	14.0%	8.0%	-3.5%
St. Joseph Airport	2,909,741	2,967,130	2,878,535	2,416,836	2,471,962	2.0%	-3.0%	-16.0%	2.3%
South Bend Public Transportation	3,759,495	3,342,036	3,199,736	3,506,269	3,731,516	-11.1%	-4.3%	9.6%	6.4%
South Bend Redevelopment Commission	1,580,471	1,498,328	1,648,756	1,689,765	1,191,019	-5.2%	10.0%	2.5%	-29.5%
St. Joseph Solid Waste Management	0	0	0	0	0				
Mishawaka Redevelopment Commission	0	0	0	0	0				
South Bend Redevelopement Commission	926,024	0	0	0	0	-100.0%			

St. Joseph County 2011 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
71001	Centre Township	2.4179	6.2985%	7.3430%	--	--	--	--	2.0881
71002	South Bend-Centre	5.3140	6.2985%	7.3430%	--	--	--	--	4.5891
71003	Clay Township	2.4435	6.2985%	7.3430%	--	--	--	--	2.1102
71004	South Bend-Clay	5.3321	6.2985%	7.3430%	--	--	--	--	4.6047
71005	Mishawaka-Clay	4.0759	6.2985%	7.3430%	--	--	--	--	3.5199
71006	Indian Village (Clay)	2.4499	6.2985%	7.3430%	--	--	--	--	2.1157
71007	Roseland (Clay)	2.9440	6.2985%	7.3430%	--	--	--	--	2.5424
71008	German Township	2.4955	6.2985%	7.3430%	--	--	--	--	2.1551
71009	South Bend-German	5.3283	6.2985%	7.3430%	--	--	--	--	4.6014
71010	Greene Township	2.3792	6.2985%	7.3430%	--	--	--	--	2.0546
71011	Harris Township	2.2019	6.2985%	7.3430%	--	--	--	--	1.9015
71014	Lincoln Township	2.1240	6.2985%	7.3430%	--	--	--	--	1.8343
71015	Walkerton (Lincoln)	3.4875	6.2985%	7.3430%	--	--	--	--	3.0118
71016	Madison Township	1.8521	6.2985%	7.3430%	--	--	--	--	1.5994
71017	Olive Township	1.9981	6.2985%	7.3430%	--	--	--	--	1.7255
71018	New Carlisle (Olive)	2.8392	6.2985%	7.3430%	--	--	--	--	2.4519
71022	Mishawaka(Penn)-PHM School	3.8652	6.2985%	7.3430%	--	--	--	--	3.3379
71023	Mishawaka-Penn	4.0598	6.2985%	7.3430%	--	--	--	--	3.5060
71025	Portage Township	2.4643	6.2985%	7.3430%	--	--	--	--	2.1281
71026	South Bend (Portage)	5.3604	6.2985%	7.3430%	--	--	--	--	4.6292
71027	Union Township	2.1472	6.2985%	7.3430%	--	--	--	--	1.8543
71028	Lakeville (Union)	2.9738	6.2985%	7.3430%	--	--	--	--	2.5681
71029	Warren Township	2.4683	6.2985%	7.3430%	--	--	--	--	2.1316
71030	Osceola (Penn)	2.3256	6.2985%	7.3430%	--	--	--	--	2.0084
71031	Penn Township-PHM School	2.1158	6.2985%	7.3430%	--	--	--	--	1.8272
71032	Penn-Mishawaka School	2.3104	6.2985%	7.3430%	--	--	--	--	1.9952
71033	South Bend-Penn	5.1214	6.2985%	7.3430%	--	--	--	--	4.4228
71034	Liberty Township	2.0936	6.2985%	7.3430%	--	--	--	--	1.8080
71035	North Liberty (Liberty)	3.4180	6.2985%	7.3430%	--	--	--	--	2.9517
71036	Mishawaka-Harris	3.8343	6.2985%	7.3430%	--	--	--	--	3.3112
71037	South Bend (Warren)	5.3499	6.2985%	7.3430%	--	--	--	--	4.6201

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

St. Joseph County 2012 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	*9,318,246*	*16,839,315*	*15,358,267*	*56,687*	*41,572,515*	*280,263,404*	*14.8%*
TIF Total	*135,658*	*3,241,975*	*8,323,995*	*2,149*	*11,703,777*	*65,667,709*	*17.8%*
County Total	*9,453,904*	*20,081,290*	*23,682,262*	*58,836*	*53,276,292*	*345,931,113*	*15.4%*
St. Joseph County	1,193,211	2,193,321	1,851,652	9,581	5,247,765	49,695,236	10.6%
Centre Township	0	0	0	0	0	0	
Clay Township	3,630	9,272	3,111	699	16,712	6,290,392	0.3%
German Township	2,171	2,220	7,386	33	11,812	145,744	8.1%
Greene Township	0	0	0	9	9	309,990	0.0%
Harris Township	0	0	0	0	0	0	
Liberty Township	890	3,738	0	67	4,695	217,620	2.2%
Lincoln Township	120	1,647	0	14	1,781	64,478	2.8%
Madison Township	0	0	0	5	5	108,697	0.0%
Olive Township	13	0	0	28	40	277,244	0.0%
Penn Township	15,223	29,008	1,731	282	46,243	1,751,987	2.6%
Portage Township	44,544	103,964	92,860	325	241,692	1,517,905	15.9%
Union Township	32	1,963	0	148	2,143	169,367	1.3%
Warren Township	270	0	698	242	1,211	867,584	0.1%
South Bend Civil City	5,210,645	8,964,569	9,774,485	14,173	23,963,871	70,756,844	33.9%
Mishawaka Civil City	669,010	1,507,466	131,652	6,550	2,314,677	25,375,486	9.1%
Indian Village Civil Town	0	0	0	0	0	259	0.0%
Lakeville Civil Town	131	11,758	0	46	11,935	145,837	8.2%
New Carlisle Civil Town	296	0	0	717	1,013	1,411,515	0.1%
North Liberty Civil Town	6,642	27,893	0	112	34,646	445,949	7.8%
Osceola Civil Town	0	0	0	35	35	240,357	0.0%
Roseland Civil Town	251	5,608	0	54	5,913	267,941	2.2%
Walkerton Civil Town	3,087	42,322	0	300	45,710	1,256,884	3.6%
New Prairie United School Corp	201	0	0	763	964	2,852,912	0.0%
John Glenn School Corp	3,462	23,734	0	580	27,776	2,201,044	1.3%
Penn-Harris-Madison-School Corp	260,162	371,682	39,354	2,937	674,135	26,197,479	2.6%
Mishawaka City School Corp	65,010	215,417	0	2,775	283,202	9,081,393	3.1%
South Bend Community School Corp	1,077,316	1,922,755	2,168,578	9,826	5,178,475	51,482,544	10.1%
Union-North United School Corp	231	14,282	0	1,143	15,656	1,304,616	1.2%
Mishawaka Public Library	62,308	119,201	7,003	733	189,244	4,568,671	4.1%
New Carlisle Public Library	1	0	0	100	101	373,301	0.0%
Walkerton Public Library	145	1,982	0	17	2,144	77,623	2.8%
St. Joseph County Public Library	422,081	760,066	846,877	2,849	2,031,874	13,412,008	15.1%
St. Joseph Airport	65,899	121,132	102,263	477	289,770	2,471,962	11.7%
South Bend Public Transportation	211,266	384,316	330,617	828	927,027	3,731,516	24.8%
South Bend Redevelopment Commission	0	0	0	239	239	1,191,019	0.0%
St. Joseph Solid Waste Management Dist	0	0	0	0	0	0	
Mishawaka Redevelopment Commission	0	0	0	0	0	0	
South Bend Redevelopement Commission	0	0	0	0	0	0	
TIF - SB So #1 Centre	23,759	33,569	789,689	84	847,101	3,333,088	25.4%
TIF - SB So #2 Centre	0	0	0	0	0	0	
TIF - SB So #3 Centre	0	0	0	0	0	0	
TIF - SB NE Clay	0	0	6,670	0	6,670	26,037	25.6%
TIF - Douglas Road EDA	0	2,248	192,280	0	194,528	755,607	25.7%
TIF - Mi North Clay	582	313,619	483,534	3	797,738	16,244,230	4.9%
TIF - Airport SB German	20,524	313,221	2,887,511	1,229	3,222,485	12,821,516	25.1%
TIF - Walkerton Communtiy EDA	0	1	0	0	1	123,315	0.0%
TIF - SJC Wyatt EDA #1	0	0	0	0	0	22,417	0.0%
TIF - SJC Edd #2 Olive Twp	0	0	0	0	0	765,312	0.0%
TIF - SJC Edd #2 New Carlisle	0	0	0	0	0	104,973	0.0%
TIF - Mi North PHM	2,257	186,208	17,899	24	206,387	2,773,237	7.4%
TIF - Mi South PHM Schools	25,314	12,323	5,796	156	43,589	884,119	4.9%
TIF - Mish South PHM Sch Expan	13	570	495	0	1,078	56,766	1.9%
TIF - Mi Central Downtown	0	0	0	0	0	0	
TIF - Mi South Mi Schools	0	20,892	0	51	20,943	138,514	15.1%
TIF - Mi North Mi Schools	1,290	22,187	0	7	23,484	218,902	10.7%
TIF - Mish No Mish Sch NW Area	0	0	0	0	0	0	
TIF - SB Central Allocation Area	7,323	244,472	1,146,582	0	1,398,376	5,179,869	27.0%
TIF - SB West Washington	5,087	98,319	112,951	114	216,470	700,190	30.9%
TIF - Airport SB Portage	4,673	206,675	504,440	132	715,920	2,614,129	27.4%
TIF - SB Med Ser District	1,943	46,267	957,483	0	1,005,693	4,674,343	21.5%

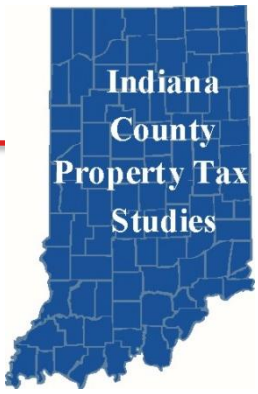
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*9,318,246*	*16,839,315*	*15,358,267*	*56,687*	*41,572,515*	*280,263,404*	*14.8%*
TIF Total	*135,658*	*3,241,975*	*8,323,995*	*2,149*	*11,703,777*	*65,667,709*	*17.8%*
County Total	*9,453,904*	*20,081,290*	*23,682,262*	*58,836*	*53,276,292*	*345,931,113*	*15.4%*
TIF - SB So #1 Portage	1,941	12,349	33,029	106	47,425	170,362	27.8%
TIF - SB NE Portage	18,075	163,617	429,641	134	611,467	2,277,585	26.8%
TIF - SB NE Portage Housing	4,961	859,422	514,534	0	1,378,917	3,921,495	35.2%
TIF - Lakeville EDA	0	146	0	0	146	7,308	2.0%
TIF - SJC EDA #3 Penn Twp	0	0	0	3	3	2,087,443	0.0%
TIF - Mi North Harris	17,916	705,870	2,942	107	726,836	4,684,958	15.5%
TIF - Airport SB Warren	0	0	238,520	0	238,520	1,081,993	22.0%

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.

2012 Sullivan County Property Tax Report with Comparison to 2011



Legislative Services Agency July 2013

This report describes property tax changes in Sullivan County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Sullivan County the average tax bill for all taxpayers decreased by 4.3%. This tax bill fall was mainly the result of the 2.9% decrease in the tax levy of all local government units. Sullivan County certified net assessed value increased by 8.0%. All categories of assessments increased. Falling levies and rising assessed values caused the average tax rate to fall in all Sullivan County tax districts. As a result of the lower tax rates, Sullivan County saw a 0.6% decrease in tax cap credits as a percent of the levy.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-4.3%	$18,095,913	$938,177,108	3.3%
Change		-2.9%	8.0%	-0.6%
2011	3.6%	$18,635,762	$868,326,284	3.8%

Homestead Property Taxes

Homestead property taxes decreased 8.5% on average in Sullivan County in 2012. Tax rates fell in all Sullivan County tax districts, and the county average tax rate decreased 10.1%. The percentage of homesteads at their tax caps decreased from 2.7% in 2011 to 1.7% in 2012. Sullivan County does not have local property tax credits.

Comparable Homestead Property Tax Changes in Sullivan County

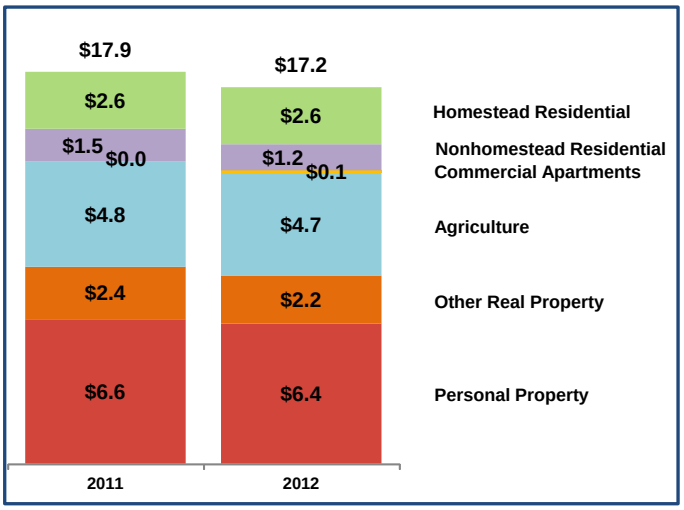
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	394	6.9%
No Change	641	11.3%
Lower Tax Bill	4,655	81.8%
Average Change in Tax Bill	**-8.5%**	
Detailed Change in Tax Bill		
20% or More	148	2.6%
10% to 19%	52	0.9%
1% to 9%	194	3.4%
0%	641	11.3%
-1% to -9%	2,436	42.8%
-10% to -19%	1,876	33.0%
-20% or More	343	6.0%
Total	**5,690**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Sullivan County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal), and by owners of agricultural property. Net tax bills for all taxpayers decreased 4.3% in Sullivan County in 2012. Net taxes were lower on all property types except apartments.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all Sullivan County tax districts. The average tax rate fell by 10.1%, because the levy decreased and net assessed value increased.

Levies in Sullivan County decreased by 2.9%. Southwest School Corporation had large decreases in its capital projects, bus replacement, and debt service funds, and the Northeast School Corporation saw a large drop in its school pension debt fund. The largest levy increase was in the county unit, primarily due to increases in the general and 2015 reassessment funds.

Sullivan County's total net assessed value increased 5.5% in 2012. Agricultural assessments rose 4.3%. The increase in agricultural assessed value includes a 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Most other categories of assessed value, except for other residential, increased in Sullivan County as well.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$395,428,600	$430,247,600	8.8%	$117,379,066	$130,221,441	10.9%
Other Residential	77,011,700	66,986,900	-13.0%	75,412,617	65,562,956	-13.1%
Ag Business/Land	261,625,400	272,899,000	4.3%	242,103,679	267,482,893	10.5%
Business Real/Personal	478,129,404	488,918,505	2.3%	435,597,205	455,521,231	4.6%
Total	**$1,212,195,104**	**$1,259,052,005**	**3.9%**	**$870,492,567**	**$918,788,521**	**5.5%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Sullivan County were $591,928, or 3.3% of the levy. This was less than the state average percentage of the levy of 9.2%, and near the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits. Sullivan County's average tax rate was a little higher than the state median.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category. The largest percentage losses were in the city of Sullivan and the towns of Carlisle, Hymera, and Merom. The tax rate in the city of Sullivan district was above $3 per $100 assessed value, and tax rates in the three town districts were above $2.50. The largest dollar losses were in the city of Sullivan, the Southwest School Corporation, and the county unit.

Tax cap credits fell in Sullivan County in 2012 by $122,257, or 17.1%. The percentage of the levy lost to credits fell by 0.6%. There were no major changes in state policy to affect tax cap credits in 2012. Sullivan County credits decreased as a result of the reduction in tax rates.

Tax Cap Category	2011	2012	Difference	% Change
1%	$51,458	$41,970	-$9,488	-18.4%
2%	429,925	373,243	-56,682	-13.2%
3%	224,529	168,108	-56,421	-25.1%
Elderly	8,273	8,607	335	4.0%
Total	$714,184	$591,928	-$122,257	-17.1%
% of Levy	3.8%	3.3%		-0.6%

Sullivan County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*23,557,942*	*17,292,955*	*18,087,999*	*18,635,762*	*18,095,913*	*-26.6%*	*4.6%*	*3.0%*	*-2.9%*
State Unit	19,811	0	0	0	0	-100.0%			
Sullivan County	5,261,399	5,355,169	5,528,680	5,697,088	5,875,803	1.8%	3.2%	3.0%	3.1%
Cass Township	49,706	51,242	51,401	52,701	55,626	3.1%	0.3%	2.5%	5.6%
Curry Township	187,942	196,609	201,693	208,769	187,769	4.6%	2.6%	3.5%	-10.1%
Fairbanks Township	55,180	57,057	58,767	60,495	62,228	3.4%	3.0%	2.9%	2.9%
Gill Township	127,283	129,580	134,598	139,395	137,604	1.8%	3.9%	3.6%	-1.3%
Haddon Township	76,946	81,803	85,256	89,106	93,532	6.3%	4.2%	4.5%	5.0%
Hamilton Township	130,977	135,384	138,277	141,995	145,047	3.4%	2.1%	2.7%	2.1%
Jackson Township	51,708	54,365	56,178	56,207	56,291	5.1%	3.3%	0.1%	0.1%
Jefferson Township	46,578	48,390	48,815	47,057	47,305	3.9%	0.9%	-3.6%	0.5%
Turman Township	56,168	58,615	60,492	62,021	63,757	4.4%	3.2%	2.5%	2.8%
Sullivan Civil City	1,075,929	1,076,434	1,103,927	1,136,313	1,171,167	0.0%	2.6%	2.9%	3.1%
Carlisle Civil Town	79,514	93,615	97,102	99,246	102,663	17.7%	3.7%	2.2%	3.4%
Dugger Civil Town	96,929	71,049	84,093	89,832	92,686	-26.7%	18.4%	6.8%	3.2%
Farmersburg Civil Town	57,649	59,287	60,483	62,520	64,072	2.8%	2.0%	3.4%	2.5%
Hymera Civil Town	56,540	52,992	58,167	60,260	62,198	-6.3%	9.8%	3.6%	3.2%
Merom Civil Town	16,749	16,514	18,692	19,190	19,791	-1.4%	13.2%	2.7%	3.1%
Shelburn Civil Town	80,801	73,632	71,301	74,808	81,713	-8.9%	-3.2%	4.9%	9.2%
Northeast School Corp	4,705,358	2,761,347	2,701,336	2,722,080	2,476,164	-41.3%	-2.2%	0.8%	-9.0%
Southwest School Corp	10,420,910	5,964,604	6,540,142	6,799,001	6,251,615	-42.8%	9.6%	4.0%	-8.1%
Sullivan County Public Library	903,865	955,267	988,599	1,017,678	1,048,882	5.7%	3.5%	2.9%	3.1%
Sullivan County Solid Waste Mgmt Dist	0	0	0	0	0				

Sullivan County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
77001	Cass Township	1.6295	--	--	--	--	--	--	1.6295
77002	Dugger Town	2.3506	--	--	--	--	--	--	2.3506
77003	Curry Township	1.7206	--	--	--	--	--	--	1.7206
77004	Farmersburg Town	2.0890	--	--	--	--	--	--	2.0890
77005	Shelburn Town	2.2087	--	--	--	--	--	--	2.2087
77006	Fairbanks Township	1.6044	--	--	--	--	--	--	1.6044
77007	Gill Township	1.8204	--	--	--	--	--	--	1.8204
77008	Merom Town	2.6871	--	--	--	--	--	--	2.6871
77009	Haddon Township	1.8192	--	--	--	--	--	--	1.8192
77010	Carlisle Town	2.8399	--	--	--	--	--	--	2.8399
77011	Hamilton Township	1.8570	--	--	--	--	--	--	1.8570
77012	Sullivan City	3.4600	--	--	--	--	--	--	3.4600
77013	Jackson Township	1.6362	--	--	--	--	--	--	1.6362
77014	Hymera Town	2.6134	--	--	--	--	--	--	2.6134
77015	Jefferson Township	1.5648	--	--	--	--	--	--	1.5648
77016	Turman Township	1.8730	--	--	--	--	--	--	1.8730

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Sullivan County 2012 Circuit Breaker Cap Credits

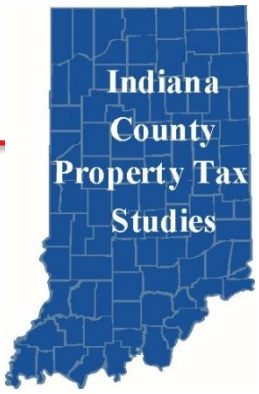
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*41,970*	*360,956*	*168,108*	*8,607*	*579,640*	*18,095,913*	*3.2%*
TIF Total	*0*	*12,288*	*0*	*0*	*12,288*	*42,042*	*29.2%*
County Total	*41,970*	*373,243*	*168,108*	*8,607*	*591,928*	*18,137,955*	*3.3%*
Sullivan County	7,690	70,114	30,429	2,363	110,596	5,875,803	1.9%
Cass Township	4	396	0	49	449	55,626	0.8%
Curry Township	2	661	0	44	706	187,769	0.4%
Fairbanks Township	0	0	0	11	11	62,228	0.0%
Gill Township	0	53	0	25	78	137,604	0.1%
Haddon Township	8	257	0	33	298	93,532	0.3%
Hamilton Township	430	2,940	1,710	78	5,157	145,047	3.6%
Jackson Township	0	554	0	15	569	56,291	1.0%
Jefferson Township	0	0	0	3	3	47,305	0.0%
Turman Township	0	0	0	34	34	63,757	0.1%
Sullivan Civil City	19,648	139,340	81,066	1,092	241,146	1,171,167	20.6%
Carlisle Civil Town	267	8,600	0	409	9,277	102,663	9.0%
Dugger Civil Town	46	4,296	0	264	4,605	92,686	5.0%
Farmersburg Civil Town	0	787	0	47	834	64,072	1.3%
Hymera Civil Town	0	6,001	0	30	6,032	62,198	9.7%
Merom Civil Town	0	2,123	0	17	2,140	19,791	10.8%
Shelburn Civil Town	25	2,891	0	125	3,041	81,713	3.7%
Northeast School Corp	74	13,692	0	888	14,653	2,476,164	0.6%
Southwest School Corp	12,404	95,735	49,470	2,658	160,268	6,251,615	2.6%
Sullivan County Public Library	1,373	12,516	5,432	422	19,742	1,048,882	1.9%
Sullivan County Solid Waste Mgmt Dist	0	0	0	0	0	0	
TIF - Shelburn Housing TIF	0	763	0	0	763	8,327	9.2%
TIF - Shelburn TIF Area	0	8	0	0	8	86	9.4%
TIF - Three Hundred North Area	0	0	0	0	0	6,335	0.0%
TIF - Stewart Street Project	0	11,517	0	0	11,517	27,294	42.2%

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.

2012 Switzerland County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Switzerland County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Switzerland County the average tax bill for all taxpayers decreased by 1.1%. This small tax bill drop was the result of a 2.7% increase in the tax levy of all local government units, combined with an 8.7% increase in certified net assessed value. Switzerland County net assessed value rose due to a big increase in farmland assessments and smaller increases in homestead, other residential, and business assessments. The levy increased less than net assessed value, so tax rates fell in all Switzerland County tax districts. Switzerland County's tax rates are so low that few taxpayers were eligible for tax cap credits.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-1.1%	$5,709,153	$502,068,064	0.2%
Change		2.7%	8.7%	0.1%
2011	0.9%	$5,557,518	$461,969,958	0.1%

Homestead Property Taxes

Homestead property taxes increased 1.9% on average in Switzerland County in 2012. Tax rates in all Switzerland County tax districts decreased, and the county average tax rate fell by 5.5%. Switzerland County's tax rates were so low that only a few homesteads were eligible for tax cap credits in 2012, and Switzerland County had no local homestead credits in 2012.

Comparable Homestead Property Tax Changes in Switzerland County

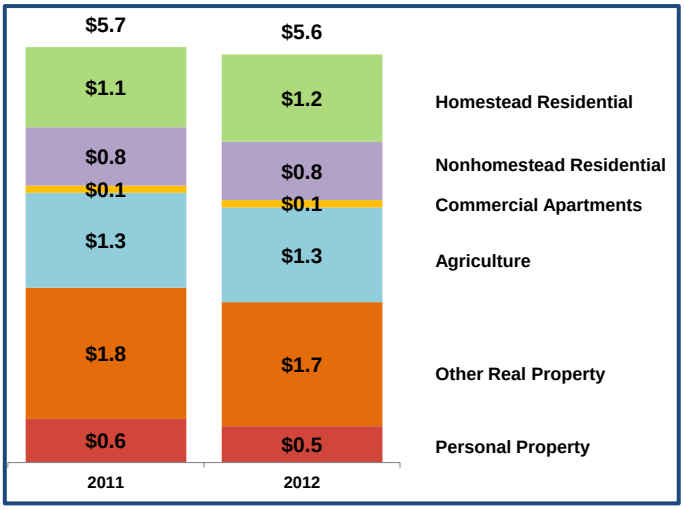
	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,385	55.1%
No Change	58	2.3%
Lower Tax Bill	1,070	42.6%
Average Change in Tax Bill	**1.9%**	
Detailed Change in Tax Bill		
20% or More	167	6.6%
10% to 19%	285	11.3%
1% to 9%	933	37.1%
0%	58	2.3%
-1% to -9%	907	36.1%
-10% to -19%	77	3.1%
-20% or More	86	3.4%
Total	**2,513**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Switzerland County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal), by agricultural property owners, and by homeowners. Net tax bills for all taxpayers decreased slightly, by 1.1%, in Switzerland County in 2012. Net taxes were higher for agricultural property and homesteads, and lower for commercial apartments, nonhomestead residential (mostly small rentals and second homes), other real property, and personal property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all Switzerland County tax districts. The average tax rate fell by 5.5%, because a small levy increase was offset by a larger increase in net assessed value.

Levies in Switzerland County increased by 2.7%. The largest levy increase was in the county unit, mainly due to increases in the general fund levy. The Switzerland County School Corporation saw increases in its transportation and bus replacement funds and a decrease in its capital projects fund. No county taxing units in Switzerland County had significant levy decreases.

Switzerland County's total net assessed value increased 5.1% in 2012. Agricultural net assessments rose 11.8%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments rose 3.0%, led by increases in homestead and other residential assessments.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$260,311,029	$275,909,133	6.0%	$97,965,752	$105,135,725	7.3%
Other Residential	65,622,363	68,251,626	4.0%	65,344,223	67,931,756	4.0%
Ag Business/Land	113,246,600	126,991,501	12.1%	112,802,790	126,123,338	11.8%
Business Real/Personal	207,771,191	210,198,430	1.2%	196,827,316	197,930,225	0.6%
Total	**$646,951,183**	**$681,350,690**	**5.3%**	**$472,940,081**	**$497,121,044**	**5.1%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Switzerland County were $12,208, or 0.2% of the levy. This was among the lowest rates in the state. Tax rates are the main determinant of tax cap credits, and Switzerland County's tax rates also were among the lowest in the state.

Most of Switzerland County's tax cap credits were in the elderly category, which limits the tax bill increases of older homeowners to 2% per year. The town of Vevay lost 0.7% of its levy to the tax credits; no other units of government lost more than 0.4%. Switzerland County Schools and the county unit had the biggest dollar losses, but again these losses were quite small.

Tax Cap Credits by Category

Tax cap credits increased in Switzerland County in 2012 by $3,935, or 47.6%. The percentage of the levy lost to credits was almost unchanged, rising by 0.1%. There were no major changes in state policy to affect tax cap credits in 2012

Tax Cap Category	2011	2012	Difference	% Change
1%	$135	$2,850	$2,715	2010.0%
2%	0	0	0	0.0%
3%	0	0	0	0.0%
Elderly	8,138	9,358	1,220	15.0%
Total	$8,273	$12,208	$3,935	47.6%
% of Levy	0.1%	0.2%		0.1%

Switzerland County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*7,526,857*	*5,434,736*	*5,498,258*	*5,557,518*	*5,709,153*	*-27.8%*	*1.2%*	*1.1%*	*2.7%*
State Unit	12,383	0	0	0	0	-100.0%			
Switzerland County	1,986,878	1,846,307	1,913,415	1,959,215	2,026,849	-7.1%	3.6%	2.4%	3.5%
Cotton Township	19,608	21,713	22,511	23,050	23,829	10.7%	3.7%	2.4%	3.4%
Craig Township	17,867	19,398	20,234	20,747	21,383	8.6%	4.3%	2.5%	3.1%
Jefferson Township	37,365	40,251	42,118	43,168	44,543	7.7%	4.6%	2.5%	3.2%
Pleasant Township	19,102	20,519	21,282	21,797	22,510	7.4%	3.7%	2.4%	3.3%
Posey Township	18,906	20,228	21,104	21,649	22,313	7.0%	4.3%	2.6%	3.1%
York Township	34,563	39,797	41,197	36,729	41,923	15.1%	3.5%	-10.8%	14.1%
Patriot Civil Town	6,317	6,857	7,316	7,508	7,743	8.5%	6.7%	2.6%	3.1%
Vevay Civil Town	251,117	266,626	286,094	285,032	302,898	6.2%	7.3%	-0.4%	6.3%
Switzerland County School Corp	4,933,402	2,950,175	2,912,808	2,919,188	2,965,717	-40.2%	-1.3%	0.2%	1.6%
Switzerland County Public Library	141,367	152,965	158,678	162,613	167,691	8.2%	3.7%	2.5%	3.1%
Southeastern Indiana Solid Waste Mgmt	47,982	49,900	51,501	56,822	61,754	4.0%	3.2%	10.3%	8.7%

Switzerland County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
78001	Cotton Township	1.0778	--	--	--	--	--	--	1.0778
78002	Craig Township	1.0943	--	--	--	--	--	--	1.0943
78003	Jefferson Township	1.0850	--	--	--	--	--	--	1.0850
78004	Vevay Town	1.6636	--	--	--	--	--	--	1.6636
78005	Pleasant Township	1.0814	--	--	--	--	--	--	1.0814
78006	Posey Township	1.0768	--	--	--	--	--	--	1.0768
78007	Patriot Town	1.2544	--	--	--	--	--	--	1.2544
78008	York Township	1.0637	--	--	--	--	--	--	1.0637

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Switzerland County 2012 Circuit Breaker Cap Credits

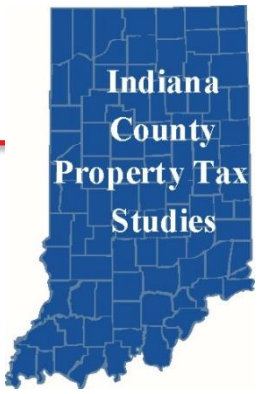
Taxing Unit Name	Circuit Breaker Credits by Property Type: (1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	Circuit Breaker as % of Levy
Non-TIF Total	*2,850*	*0*	*0*	*9,358*	*12,208*	*5,709,153*	*0.2%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*2,850*	*0*	*0*	*9,358*	*12,208*	*5,709,153*	*0.2%*
Switzerland County	798	0	0	3,008	3,806	2,026,849	0.2%
Cotton Township	6	0	0	56	63	23,829	0.3%
Craig Township	12	0	0	41	52	21,383	0.2%
Jefferson Township	52	0	0	134	186	44,543	0.4%
Pleasant Township	3	0	0	14	17	22,510	0.1%
Posey Township	6	0	0	51	58	22,313	0.3%
York Township	1	0	0	5	7	41,923	0.0%
Patriot Civil Town	0	0	0	1	1	7,743	0.0%
Vevay Civil Town	713	0	0	1,306	2,019	302,898	0.7%
Switzerland County School Corp	1,168	0	0	4,401	5,569	2,965,717	0.2%
Switzerland County Public Library	66	0	0	249	315	167,691	0.2%
Southeastern Indiana Solid Waste Mgmt	24	0	0	92	116	61,754	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.

2012 Tippecanoe County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Tippecanoe County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Tippecanoe County the average tax bill for all taxpayers increased 3.8%. This tax bill rise was the result of a 1.6% increase in the tax levy of all local government units, while certified net assessed value was almost unchanged. An increase in levies with no change in certified net assessments caused tax rates to rise in almost all Tippecanoe County tax districts. This resulted in a 0.2% increase in tax cap credits as a percentage of the levy.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	3.8%	$140,184,818	$6,281,728,199	4.0%
Change		1.6%	0.0%	0.2%
2011	2.4%	$137,964,105	$6,284,113,579	3.8%

Homestead Property Taxes

Homestead property taxes increased 1.4% on average in Tippecanoe County in 2012. Tax rates in most Tippecanoe County tax districts increased. The county average tax rate increased 1.1%. The percentage of Tippecanoe County homesteads at their tax caps rose from 9.9% in 2011 to 11.8% in 2012. This reduced the effect of the small tax rate increase on homestead tax bills. Tippecanoe County's local homestead credit rate was almost unchanged in 2012.

Net Tax Bill Changes - All Property Types

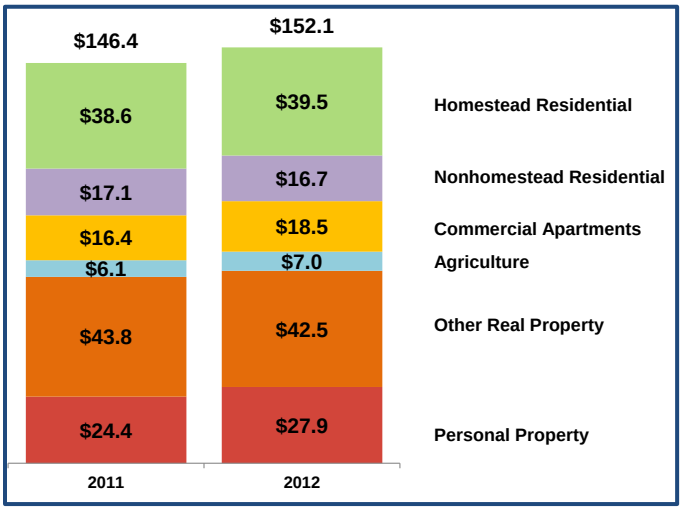
The largest part of Tippecanoe County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and equipment (personal property) and by homeowners. Net tax bills for all taxpayers increased 3.8% in Tippecanoe in 2012. Net taxes were much higher for agricultural property, commercial apartments, and personal property. They also increased for homesteads. Net taxes decreased for nonhomestead residential property and other real property.

Comparable Homestead Property Tax Changes in Tippecanoe County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	18,294	52.0%
No Change	576	1.6%
Lower Tax Bill	16,304	46.4%
Average Change in Tax Bill	**1.4%**	
Detailed Change in Tax Bill		
20% or More	2,599	7.4%
10% to 19%	2,850	8.1%
1% to 9%	12,845	36.5%
0%	576	1.6%
-1% to -9%	11,117	31.6%
-10% to -19%	2,985	8.5%
-20% or More	2,202	6.3%
Total	**35,174**	**100.0%**

Note: Percentages may not total due to rounding.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in almost all Tippecanoe County tax districts. The average tax rate rose by 1.1%, because of a levy increase and a small change in certified net assessed value.

Levies in Tippecanoe County increased by 1.6%. The largest levy increase was in West Lafayette Community School Corporation, primarily due to increases in the referendum fund and debt service fund levies. The county unit saw an increase in its general fund levy. The Tippecanoe School Corporation had large decreases in its capital projects and bus replacement funds.

Tippecanoe County's total net assessed value increased 3.3% in 2012. Agricultural net assessments rose 17.3%. Other assessed values increased by smaller amounts. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$5,070,317,084	$5,110,780,490	0.8%	$2,237,499,951	$2,285,625,656	2.2%
Other Residential	1,594,425,200	1,637,394,300	2.7%	1,581,476,942	1,625,282,655	2.8%
Ag Business/Land	384,747,300	451,661,400	17.4%	382,406,140	448,584,279	17.3%
Business Real/Personal	3,803,022,827	3,719,338,260	-2.2%	2,789,577,309	2,864,740,548	2.7%
Total	**$10,852,512,411**	**$10,919,174,450**	**0.6%**	**$6,990,960,342**	**$7,224,233,138**	**3.3%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap Credits (Circuit Breaker)

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Tippecanoe County were $6.4 million, or 4.0% of the levy. This was less than the state average percentage of the levy of 9.2%, but slightly more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Tippecanoe County's tax rates were less than the state average but higher than the state median.

More than three-quarters of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the city of West Lafayette and the West Lafayette public library, where district tax rates were well above $2 per $100 assessed value. The largest dollar losses were in city of Lafayette, Lafayette School Corporation, and the county unit.

Tax Cap Credits by Category

Tax cap credits increased in Tippecanoe County in 2012 by $434,581, or 7.2%. The percentage of the levy lost to credits rose by 0.2%. There were no major changes in state policy to affect tax cap credits in 2012. Tippecanoe County credits increased mainly because most district tax rates increased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$888,667	$1,175,128	$286,461	32.2%
2%	5,077,573	5,226,906	149,333	2.9%
3%	0	0	0	0.0%
Elderly	29,503	28,290	-1,213	-4.1%
Total	$5,995,744	$6,430,325	$434,581	7.2%
% of Levy	3.8%	4.0%		0.2%

Tippecanoe County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	% Change 2009 - 2010	% Change 2010 - 2011	% Change 2011 - 2012
County Total	*194,995,158*	*132,242,648*	*133,511,829*	*137,964,105*	*140,184,818*	*-32.2%*	*1.0%*	*3.3%*	*1.6%*
State Unit	185,007	0	0	0	0	-100.0%			
Tippecanoe County	33,085,339	23,878,649	24,721,511	25,067,329	25,711,113	-27.8%	3.5%	1.4%	2.6%
Fairfield Township	324,898	273,460	499,826	309,270	449,796	-15.8%	82.8%	-38.1%	45.4%
Jackson Township	40,040	41,742	43,325	44,483	45,677	4.3%	3.8%	2.7%	2.7%
Lauramie Township	96,408	96,860	98,963	101,399	103,550	0.5%	2.2%	2.5%	2.1%
Perry Township	146,328	130,249	10,596	10,436	8,771	-11.0%	-91.9%	-1.5%	-16.0%
Randolph Township	70,233	90,290	90,579	83,225	87,885	28.6%	0.3%	-8.1%	5.6%
Sheffield Township	82,894	80,769	24,645	25,095	26,049	-2.6%	-69.5%	1.8%	3.8%
Shelby Township	52,183	50,162	50,647	51,478	51,973	-3.9%	1.0%	1.6%	1.0%
Tippecanoe Township	250,232	228,591	560,050	398,437	355,283	-8.6%	145.0%	-28.9%	-10.8%
Union Township	32,688	34,135	35,951	36,868	35,420	4.4%	5.3%	2.6%	-3.9%
Wabash Township	469,625	464,433	491,219	472,566	478,868	-1.1%	5.8%	-3.8%	1.3%
Washington Township	179,039	175,353	72,551	72,245	71,873	-2.1%	-58.6%	-0.4%	-0.5%
Wayne Township	82,445	79,200	80,981	80,362	78,095	-3.9%	2.2%	-0.8%	-2.8%
Wea Township	393,540	360,569	378,816	369,862	339,526	-8.4%	5.1%	-2.4%	-8.2%
Lafayette Civil City	26,071,170	25,116,610	26,192,192	27,782,034	27,655,515	-3.7%	4.3%	6.1%	-0.5%
West Lafayette Civil City	7,991,063	7,690,112	7,910,276	8,080,360	8,319,677	-3.8%	2.9%	2.2%	3.0%
Otterbein Civil Town	82,978	87,235	93,567	93,081	112,545	5.1%	7.3%	-0.5%	20.9%
Battle Ground Civil Town	208,788	213,280	220,191	225,734	230,360	2.2%	3.2%	2.5%	2.0%
Clarks Hill Civil Town	62,632	65,520	64,779	67,881	69,914	4.6%	-1.1%	4.8%	3.0%
Dayton Civil Town	175,912	180,571	185,221	189,924	151,725	2.6%	2.6%	2.5%	-20.1%
Shadeland Civil Town	394,657	369,425	326,735	324,972	267,912	-6.4%	-11.6%	-0.5%	-17.6%
Benton Community School Corp	2,090,412	1,203,343	1,136,565	1,019,075	963,036	-42.4%	-5.5%	-10.3%	-5.5%
Lafayette School Corp	35,863,597	24,110,509	20,477,827	19,854,758	20,013,331	-32.8%	-15.1%	-3.0%	0.8%
Tippecanoe School Corp	61,991,084	32,290,453	34,511,918	35,558,393	35,276,228	-47.9%	6.9%	3.0%	-0.8%
West Lafayette Community School Corp	15,849,192	6,998,668	7,506,333	9,957,066	11,325,788	-55.8%	7.3%	32.6%	13.7%
Otterbein Public Library	14,929	18,578	19,610	18,787	18,944	24.4%	5.6%	-4.2%	0.8%
West Lafayette Public Library	1,484,507	1,450,358	1,454,296	1,447,284	1,498,527	-2.3%	0.3%	-0.5%	3.5%
Tippecanoe County Public Library	3,845,438	3,808,327	3,945,479	3,860,508	4,014,144	-1.0%	3.6%	-2.2%	4.0%
Greater Lafayette Public Transportation	1,942,985	2,020,602	2,099,054	2,153,817	2,222,278	4.0%	3.9%	2.6%	3.2%
Wildcat Creek Solid Waste Mgmt Dist	192,715	199,099	208,126	207,376	201,015	3.3%	4.5%	-0.4%	-3.1%
Lafayette Redevelopment Commission	1,242,200	435,496	0	0	0	-64.9%	-100.0%		
Tippecanoe County Redevelopment	0	0	0	0	0				
West Lafayette Redevelopment Comm	0	0	0	0	0				
Shadeland Town Redevelopment Comm	0	0	0	0	0				

Tippecanoe County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
79001	Fairfield Twp-LSC-B	1.6621	--	3.6019%	7.7327%	--	--	--	1.4737
79002	Fairfield Twp-TSC	1.6135	--	3.6019%	6.1032%	--	--	--	1.4569
79003	Fairfield Twp-TSC-B	1.6612	--	3.6019%	6.1287%	--	--	--	1.4996
79004	Lafayette-Fairfield Twp-LSC-B	2.6077	--	3.6019%	8.3457%	--	--	--	2.2961
79005	Lafayette-Fairfield Twp-TSC-B	2.6068	--	3.6019%	7.3238%	--	--	--	2.3220
79006	Jackson Twp-TSC	1.5981	--	3.6019%	6.0266%	--	--	--	1.4442
79007	Lauramie Twp	1.6154	--	3.6019%	6.0083%	--	--	--	1.4602
79008	Clarks Hill Town	2.3732	--	3.6019%	4.5467%	--	--	--	2.1798
79009	Perry Township-TSC	1.5745	--	3.6019%	6.1736%	--	--	--	1.4206
79010	Perry Township-TSC-B	1.6222	--	3.6019%	6.1976%	--	--	--	1.4632
79011	Randolph Township-TSC	1.6740	--	3.6019%	6.0187%	--	--	--	1.5130
79012	Sheffield Township-TSC	1.5797	--	3.6019%	6.1583%	--	--	--	1.4255
79013	Dayton Town-TSC	1.9632	--	3.6019%	7.8228%	--	--	--	1.7389
79014	Shelby Township-BSC	1.3239	--	3.6019%	4.9186%	--	--	--	1.2111
79015	Shelby Township-TSC	1.5657	--	3.6019%	6.0888%	--	--	--	1.4140
79016	Otterbein Town-BSC	2.4180	--	3.6019%	8.9081%	--	--	--	2.1155
79017	Tippecanoe Township-TSC	1.5794	--	3.6019%	6.1409%	--	--	--	1.4255
79018	Tippecanoe Township-TSC-B	1.6271	--	3.6019%	6.1658%	--	--	--	1.4682
79019	Battle Ground Town-TSC	2.2295	--	3.6019%	4.8534%	--	--	--	2.0410
79020	Shadeland Town-TSC	1.6870	--	3.6019%	6.2584%	--	--	--	1.5207
79021	Shadeland-TSC-B	1.7347	--	3.6019%	6.2785%	--	--	--	1.5633
79022	Wabash Township-TSC	1.5962	--	3.6019%	6.0139%	--	--	--	1.4427
79023	Wabash Township-TSC-B	1.6439	--	3.6019%	6.0422%	--	--	--	1.4854
79024	Wabash Township-WLSC-B	1.8379	--	3.6019%	3.7881%	--	--	--	1.7021
79025	West Lafayette City-TSC-B	2.5512	--	3.6019%	4.8201%	--	--	--	2.3363
79026	West Lafayette City-WLSC-B	2.7452	--	3.6019%	3.3974%	--	--	--	2.5531
79027	Washington Township-TSC	1.6465	--	3.6019%	6.0526%	--	--	--	1.4875
79028	Wayne Township	1.6340	--	3.6019%	6.0164%	--	--	--	1.4768
79030	Wea Township-TSC	1.6151	--	3.6019%	6.1465%	--	--	--	1.4577
79031	Wea Township-TSC-B	1.6628	--	3.6019%	6.1706%	--	--	--	1.5003
79032	Lafayette City-Wea Township-LSC	2.6088	--	3.6019%	8.3244%	--	--	--	2.2977
79033	Lafayette City-Wea Township-TSC	2.6079	--	3.6019%	7.3028%	--	--	--	2.3235
79034	West Lafayette City-TSC-B-C	2.4260	--	3.6019%	5.0374%	--	--	--	2.2164
79035	West Lafayette-WLSC-B-C	2.6200	--	3.6019%	3.5306%	--	--	--	2.4331
79036	Lafayette Sheffield TSC-B	2.6014	--	3.6019%	--	--	--	--	2.5077
79037	Lafayette Wea TSC-B Annex	2.6079	--	3.6019%	7.3028%	--	--	--	2.3235
79038	Lafayette Perry-TSC	2.5962	--	3.6019%	--	--	--	--	2.5027
79039	West Lafayette Tippecanoe TSC	2.4312	--	3.6019%	5.3947%	--	--	--	2.2125

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Tippecanoe County 2012 Circuit Breaker Cap Credits

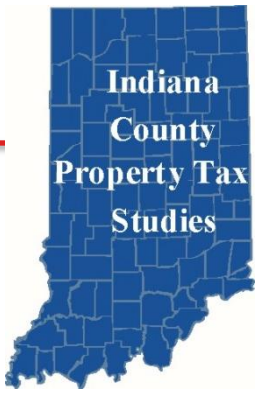
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*1,147,323*	*4,547,858*	*0*	*28,262*	*5,723,443*	*140,184,818*	*4.1%*
TIF Total	*27,805*	*679,049*	*0*	*28*	*706,882*	*19,312,385*	*3.7%*
County Total	*1,175,128*	*5,226,906*	*0*	*28,290*	*6,430,325*	*159,497,203*	*4.0%*
Tippecanoe County	191,748	733,671	0	5,036	930,456	25,711,113	3.6%
Fairfield Township	1,425	12,329	0	90	13,844	449,796	3.1%
Jackson Township	0	0	0	1	1	45,677	0.0%
Lauramie Township	0	82	0	16	99	103,550	0.1%
Perry Township	0	0	0	2	3	8,771	0.0%
Randolph Township	0	0	0	5	5	87,885	0.0%
Sheffield Township	0	6	0	2	7	26,049	0.0%
Shelby Township	1	38	0	7	46	51,973	0.1%
Tippecanoe Township	132	96	0	72	300	355,283	0.1%
Union Township	0	0	0	10	10	35,420	0.0%
Wabash Township	765	1,565	0	61	2,391	478,868	0.5%
Washington Township	0	0	0	36	36	71,873	0.0%
Wayne Township	0	0	0	4	4	78,095	0.0%
Wea Township	1,110	4,618	0	60	5,787	339,526	1.7%
Lafayette Civil City	182,359	1,236,219	0	5,908	1,424,486	27,655,515	5.2%
West Lafayette Civil City	238,723	476,805	0	1,783	717,311	8,319,677	8.6%
Otterbein Civil Town	173	5,422	0	18	5,613	112,545	5.0%
Battle Ground Civil Town	3,610	2,380	0	1	5,991	230,360	2.6%
Clarks Hill Civil Town	17	2,982	0	231	3,230	69,914	4.6%
Dayton Civil Town	0	0	0	33	33	151,725	0.0%
Shadeland Civil Town	0	0	0	78	78	267,912	0.0%
Benton Community School Corp	135	4,219	0	134	4,488	963,036	0.5%
Lafayette School Corp	128,846	1,025,157	0	5,508	1,159,510	20,013,331	5.8%
Tippecanoe School Corp	135,701	355,157	0	5,013	495,870	35,276,228	1.4%
West Lafayette Community School Corp	187,875	404,545	0	2,530	594,950	11,325,788	5.3%
Otterbein Public Library	29	913	0	3	945	18,944	5.0%
West Lafayette Public Library	26,874	96,303	0	411	123,588	1,498,527	8.2%
Tippecanoe County Public Library	24,212	94,701	0	743	119,657	4,014,144	3.0%
Greater Lafayette Public Transportation	22,087	84,915	0	428	107,430	2,222,278	4.8%
Wildcat Creek Solid Waste Mgmt Dist	1,499	5,736	0	39	7,274	201,015	3.6%
Lafayette Redevelopment Commission	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 - 03 Fairfield Twp-TSC-B	0	0	0	0	0	2,504	0.0%
TIF - 04 Lafayette-Fairfield Twp-TSC-B	6,149	159,648	0	0	165,797	6,384,994	2.6%
TIF - 05 Lafayette-Fairfield Twp-TSC-B	0	3,762	0	0	3,762	1,996,769	0.2%
TIF - 09 Perry Township-TSC-B	0	0	0	0	0	124,988	0.0%
TIF - 12 Sheffield Township-TSC	0	0	0	0	0	62,104	0.0%
TIF - 20 Shadeland Town-TSC	0	0	0	0	0	40,485	0.0%
TIF - 21 Shadeland-TSC-B	0	0	0	0	0	83,742	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	28	325,655	0	0	325,683	4,534,418	7.2%
TIF - 27 Washington Township-TSC	0	0	0	0	0	0	
TIF - 30 Wea Township-TSC	0	0	0	0	0	33,781	0.0%
TIF - 31 Wea Township-TSC-B	0	0	0	0	0	385,478	0.0%
TIF - 32 Lafayette City-Wea Township-LS	3,413	75,907	0	28	79,348	958,370	8.3%
TIF - 33 Lafayette City-Wea Township-TS	0	18,296	0	0	18,296	1,175,358	1.6%
TIF - 34 West Lafayette City-TSC-B-C	7,203	84,234	0	0	91,438	1,499,249	6.1%
TIF - 35 West Lafayette-WLSC-B-C	11,012	6,782	0	0	17,794	1,300,701	1.4%
TIF - 36 Lafayette Sheffield TSCB	0	0	0	0	0	414,420	0.0%
TIF - 37 Laf Wea TSC-B Annex	0	2,144	0	0	2,144	282,342	0.8%
TIF - 38 Lafayette Perry-TSC	0	2,620	0	0	2,620	32,681	8.0%

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.

2012 Tipton County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Tipton County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Tipton County the average tax bill for all taxpayers decreased by 6.4%. This tax bill fall was mainly the result of an increase in the local homestead credit, funded with a local option income tax. The tax levy of all local government units fell slightly, by 0.4%, while certified net assessed value increased by 3.6%. Agricultural assessments increased substantially. Business and other residential assessments fell, which may have been a legacy of the recession. Lower tax bills caused tax cap credits as a percent of the levy to decline by 0.8%.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-6.4%	$14,515,812	$803,428,125	4.4%
Change		-0.4%	3.6%	-0.8%
2011	8.0%	$14,574,588	$775,502,401	5.2%

Homestead Property Taxes

Homestead property taxes decreased 16.9% on average in Tipton County in 2012. This substantial decline was due mainly to a large increase in Tipton County's local homestead credit, funded by a new local option income tax for property tax relief. Tax rates also decreased in most Tipton County tax districts. The county average tax rate fell by 3.9%. As a result of the new local homestead credit, the percentage of Tipton County homesteads at their tax caps dropped from 15.8% in 2011 to 9.0% in 2012.

Comparable Homestead Property Tax Changes in Tipton County

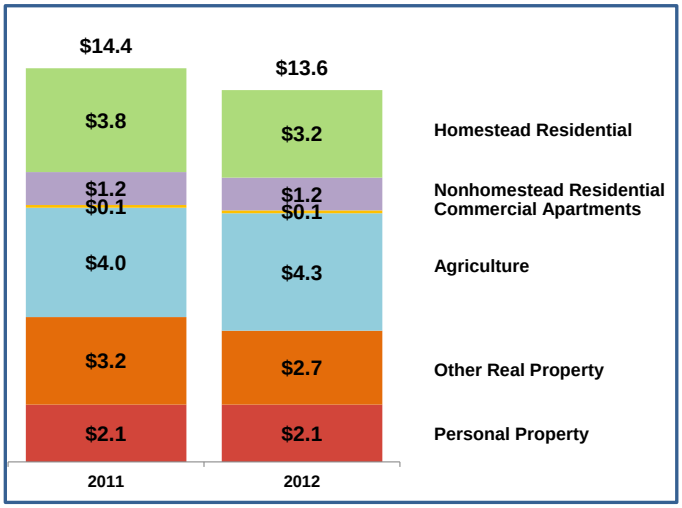
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	533	8.9%
No Change	609	10.2%
Lower Tax Bill	4,849	80.9%
Average Change in Tax Bill	-16.9%	
Detailed Change in Tax Bill		
20% or More	228	3.8%
10% to 19%	49	0.8%
1% to 9%	256	4.3%
0%	609	10.2%
-1% to -9%	588	9.8%
-10% to -19%	1,510	25.2%
-20% or More	2,751	45.9%
Total	**5,991**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Tipton County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal), by owners of agricultural property, and by homeowners. Net tax bills for all taxpayers decreased 6.4% in Tipton County in 2012. Net taxes were much lower on homesteads and business real property, lower for nonhomestead residential property (mostly small rentals and second homes), and slightly lower for commercial apartments. Tax bills were higher for agricultural property and almost unchanged for business personal property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in more than two-thirds of Tipton County tax districts. The average tax rate fell by 3.9%, because of a small levy decrease and an increase in certified net assessed value.

Levies in Tipton County decreased slightly by 0.4%. The Tipton Community School Corporation experienced decreases in its capital projects, bus replacement, and school pension debt funds. The largest levy increase was in the county unit, due to increases in the general, cumulative bridge, and health funds.

Tipton County's total net assessed value increased 0.2% in 2012. Agricultural net assessments rose 12.7%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 5.7%, with business net assessments falling the most. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$593,353,555	$592,057,481	-0.2%	$237,618,630	$238,833,449	0.5%
Other Residential	68,559,020	65,929,505	-3.8%	67,185,535	64,582,006	-3.9%
Ag Business/Land	267,778,720	302,896,814	13.1%	267,106,152	301,156,047	12.7%
Business Real/Personal	329,171,075	296,367,175	-10.0%	270,065,850	238,730,166	-11.6%
Total	**$1,258,862,370**	**$1,257,250,975**	**-0.1%**	**$841,976,167**	**$843,301,668**	**0.2%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Tipton County were $661,637, or 4.4% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, but Tipton County's average tax rate was lower than the state median. Tipton County's tax cap credits were relatively high because of tax rates that exceeded $3 per $100 assessed value in two taxing districts.

More than two-thirds of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 3% business category. The largest percentage losses were in the city of Tipton and the town of Sharpsville, where district tax rates were near or above $3 per $100 assessed value. (Note that the tax district including the city of Elwood also has a rate above $3, but almost all of Elwood's territory and almost all of its tax cap credits are in Madison County.) The largest dollar losses were in the city of Tipton, the Tipton School Corporation, and the county unit.

Tax cap credits decreased in Tipton County in 2012 by $146,558, or 18.1%. The percentage of the levy lost to credits fell by 0.8%. There were no major changes in state policy to affect tax cap credits in 2012. Tipton County credits decreased mainly because of the adoption of the new local homestead credit. This is the reason for the large decrease in credits in the 1% homestead category. Other tax cap credits fell because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$133,231	$31,758	-$101,474	-76.2%
2%	476,065	465,150	-10,916	-2.3%
3%	167,175	153,753	-13,421	-8.0%
Elderly	31,724	10,977	-20,747	-65.4%
Total	$808,195	$661,637	-$146,558	-18.1%
% of Levy	5.2%	4.4%		-0.8%

Tipton County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*19,830,120*	*13,912,529*	*14,367,815*	*14,574,588*	*14,515,812*	*-29.8%*	*3.3%*	*1.4%*	*-0.4%*
State Unit	20,429	0	0	0	0	-100.0%			
Tipton County	3,419,263	3,045,729	3,121,045	3,272,619	3,376,809	-10.9%	2.5%	4.9%	3.2%
Cicero Township	243,664	245,534	248,431	252,640	252,064	0.8%	1.2%	1.7%	-0.2%
Jefferson Township	50,915	50,894	51,797	53,315	54,722	0.0%	1.8%	2.9%	2.6%
Liberty Township	65,890	63,999	65,099	65,770	66,946	-2.9%	1.7%	1.0%	1.8%
Madison Township	96,794	101,083	103,038	106,336	59,262	4.4%	1.9%	3.2%	-44.3%
Prairie Township	13,359	13,889	14,175	14,401	14,954	4.0%	2.1%	1.6%	3.8%
Wildcat Township	114,702	114,523	118,042	110,309	64,850	-0.2%	3.1%	-6.6%	-41.2%
Elwood Civil City	13,683	12,878	12,991	14,525	13,921	-5.9%	0.9%	11.8%	-4.2%
Tipton Civil City	2,610,040	2,747,794	2,781,448	2,864,521	2,863,369	5.3%	1.2%	3.0%	0.0%
Kempton Civil Town	62,653	63,988	65,627	66,694	70,526	2.1%	2.6%	1.6%	5.7%
Sharpsville Civil Town	129,493	132,718	135,894	141,373	142,773	2.5%	2.4%	4.0%	1.0%
Windfall Civil Town	139,661	153,542	153,015	155,806	153,231	9.9%	-0.3%	1.8%	-1.7%
Tri-Central Community Schools	4,211,101	2,196,965	2,666,154	2,424,818	2,397,692	-47.8%	21.4%	-9.1%	-1.1%
Tipton Community School Corp	7,764,292	4,081,127	3,957,072	4,096,205	4,015,759	-47.4%	-3.0%	3.5%	-2.0%
Tipton County Public Library	766,079	775,564	759,237	815,829	842,796	1.2%	-2.1%	7.5%	3.3%
Tipton County Solid Waste	108,102	112,302	114,750	119,427	126,138	3.9%	2.2%	4.1%	5.6%

Tipton County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
80001	Cicero Township	1.4078	--	--	4.9490%	--	18.2587%	--	1.0811
80002	Tipton City	3.1959	--	--	8.7137%	--	18.2587%	--	2.3339
80003	Jefferson Township	1.3560	--	--	4.1442%	--	18.2587%	--	1.0522
80004	Kempton Town	2.5752	--	--	1.2260%	--	18.2587%	--	2.0734
80005	Liberty Township	1.4993	--	--	2.7284%	--	18.2587%	--	1.1846
80006	Sharpsville Town	2.6844	--	--	0.3576%	--	18.2587%	--	2.1847
80007	Madison Township	1.3576	--	--	4.4273%	--	18.2587%	--	1.0496
80008	Elwood City	3.2766	--	--	0.3179%	--	18.2587%	--	2.6679
80009	Prairie Township	1.4500	--	--	2.6320%	--	18.2587%	--	1.1471
80010	Wildcat Township	1.5329	--	--	23.2582%	--	18.2587%	--	0.8965
80011	Windfall Town	2.7210	--	--	1.7265%	--	18.2587%	--	2.1772

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Tipton County 2012 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	*31,758*	*465,150*	*153,753*	*10,977*	*661,637*	*14,515,812*	*4.6%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*459,912*	*0.0%*
County Total	*31,758*	*465,150*	*153,753*	*10,977*	*661,637*	*14,975,724*	*4.4%*
Tipton County	4,308	62,847	20,217	1,842	89,214	3,376,809	2.6%
Cicero Township	94	1,434	549	114	2,191	252,064	0.9%
Jefferson Township	12	92	0	26	130	54,722	0.2%
Liberty Township	26	242	0	15	283	66,946	0.4%
Madison Township	5	0	11	11	27	59,262	0.0%
Prairie Township	0	0	0	1	1	14,954	0.0%
Wildcat Township	2	84	0	5	91	64,850	0.1%
Elwood Civil City	335	0	697	0	1,032	13,921	7.4%
Tipton Civil City	15,467	235,905	90,341	4,762	346,474	2,863,369	12.1%
Kempton Civil Town	587	4,668	0	33	5,287	70,526	7.5%
Sharpsville Civil Town	1,390	12,988	0	1	14,378	142,773	10.1%
Windfall Civil Town	394	13,548	0	270	14,212	153,231	9.3%
Tri-Central Community Schools	1,283	18,855	0	479	20,617	2,397,692	0.9%
Tipton Community School Corp	6,620	96,454	36,138	2,889	142,101	4,015,759	3.5%
Tipton County Public Library	1,075	15,686	5,046	460	22,266	842,796	2.6%
Tipton County Solid Waste	161	2,348	755	69	3,333	126,138	2.6%
TIF - US 31 & SR 28 Cicero Twp	0	0	0	0	0	459,912	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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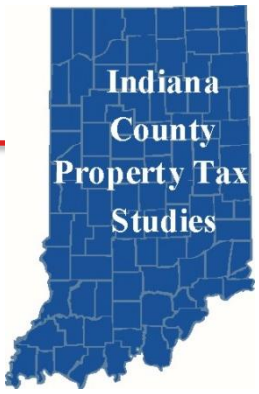

Legislative Services Agency September 2012

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In Union County the average tax bill for all taxpayers decreased by 3.8%. This tax bill fall was mainly the result of the 0.5% decrease in the tax levy of all local government units and an increase in certified net assessed value of 3.7%. Agricultural assessments rose. Other categories of assessed value fell, which may have been a legacy of the recession. Falling levies and rising certified net assessed values caused tax rates to fall in all Union County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell by 1.8% in Union County in 2012. Taxes fell because the lower tax rates were applied to lower actual billed net assessed value.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-3.8%	$6,754,814	$305,320,828	6.1%
Change		-0.5%	3.7%	-1.8%
2011	4.2%	$6,787,538	$294,479,133	7.9%

Homestead Property Taxes

Homestead property taxes decreased 6.1% on average in Union County in 2012. Tax rates fell in all Union County tax districts, and the county average tax rate decreased 4.0%. Homestead assessments also decreased. The rate and assessment decline explain the drop in homestead tax bills. The percentage of homesteads at their tax caps decreased from 10.7% in 2011 to 7.8% in 2012. Union County does not have local property tax credits.

Net Tax Bill Changes - All Property Types

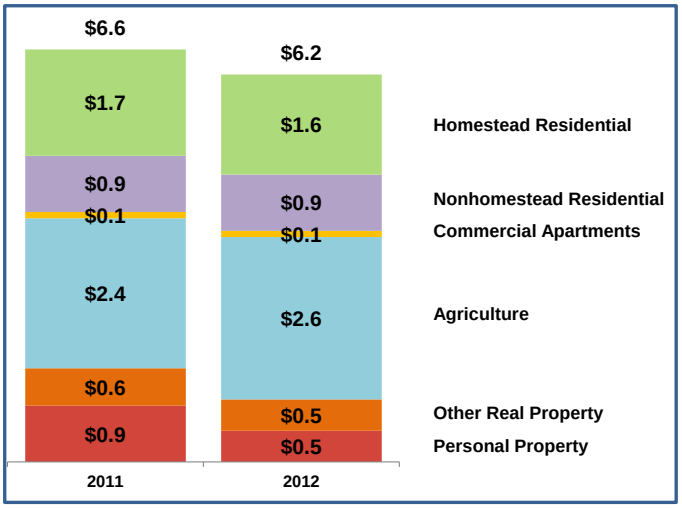
The largest shares of Union County's 2012 net property taxes were paid by owners of agricultural property and by homeowners. Net tax bills for all taxpayers decreased 3.8% in Union County in 2012. Net taxes were higher for commercial apartment and agricultural property owners and lower for all other categories of property. Taxes were much lower for business personal property (business equipment).

Comparable Homestead Property Tax Changes in Union County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	188	9.1%
No Change	58	2.8%
Lower Tax Bill	1,815	88.1%
Average Change in Tax Bill	-6.1%	
Detailed Change in Tax Bill		
20% or More	72	3.5%
10% to 19%	31	1.5%
1% to 9%	85	4.1%
0%	58	2.8%
-1% to -9%	1,569	76.1%
-10% to -19%	179	8.7%
-20% or More	67	3.3%
Total	**2,061**	**100.0%**

Note: Percentages may not total due to rounding.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all Union County tax districts. The average tax rate fell by 4.0%, because of a small levy decrease and an increase in certified net assessed value.

Levies in Union County decreased slightly by 0.5%. Union County School Corporation had large decreases in its bus replacement and capital projects funds. The largest levy increase was in the county unit, mainly due to increases in the election/registration and health funds.

Union County's total net assessed value decreased 1.3% in 2012. Agricultural assessments rose 12.1%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 9.8%, a substantial decline. Business net assessments fell by the largest amount. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$214,243,564	$209,630,570	-2.2%	$79,327,510	$76,909,107	-3.0%
Other Residential	51,673,400	51,175,500	-1.0%	48,299,570	47,736,053	-1.2%
Ag Business/Land	120,031,500	134,507,990	12.1%	119,707,790	134,146,330	12.1%
Business Real/Personal	66,927,936	50,706,454	-24.2%	60,616,183	45,066,936	-25.7%
Total	**$452,876,400**	**$446,020,514**	**-1.5%**	**$307,951,053**	**$303,858,426**	**-1.3%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Union County were $408,959, or 6.1% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Union County's tax rates were less than the state average but higher than the state median.

More than two-thirds of the total tax cap credits were in the 2% nonhomestead/farmland category. The largest percentage losses were in the towns of Liberty and West College, where district tax rates were near or above $3 per $100 assessed value. The largest dollar losses were in the town of Liberty, the Union County School Corporation, and the county unit.

Tax cap credits decreased in Union County in 2012 by $124,369, or 23.3%. The percentage of the levy lost to credits fell by 1.8%. There were no major changes in state policy to affect tax cap credits in 2012. Union County credits decreased mainly because district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$58,342	$51,262	-$7,080	-12.1%
2%	397,139	284,969	-112,170	-28.2%
3%	76,225	71,592	-4,633	-6.1%
Elderly	1,623	1,137	-486	-30.0%
Total	$533,328	$408,959	-$124,369	-23.3%
% of Levy	7.9%	6.1%		-1.8%

Union County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*9,057,896*	*6,827,796*	*6,691,291*	*6,787,538*	*6,754,814*	*-24.6%*	*-2.0%*	*1.4%*	*-0.5%*
State Unit	8,431	0	0	0	0	-100.0%			
Union County	1,871,357	1,520,665	1,579,887	1,629,649	1,675,296	-18.7%	3.9%	3.1%	2.8%
Brownsville Township	14,801	15,621	16,196	16,647	17,157	5.5%	3.7%	2.8%	3.1%
Center Township	24,142	25,570	26,480	25,560	25,467	5.9%	3.6%	-3.5%	-0.4%
Harmony Township	16,111	17,917	18,806	19,226	19,788	11.2%	5.0%	2.2%	2.9%
Harrison Township	16,074	16,865	17,447	17,939	18,473	4.9%	3.5%	2.8%	3.0%
Liberty Township	18,830	19,236	21,153	21,708	21,275	2.2%	10.0%	2.6%	-2.0%
Union Township	13,885	14,595	15,146	15,525	16,007	5.1%	3.8%	2.5%	3.1%
Liberty Civil Town	559,885	575,420	606,383	624,546	640,593	2.8%	5.4%	3.0%	2.6%
West College Corner Civil Town	75,818	76,796	80,677	82,889	84,737	1.3%	5.1%	2.7%	2.2%
Union County School Corp	6,051,433	4,151,733	3,902,337	3,923,934	3,814,984	-31.4%	-6.0%	0.6%	-2.8%
Union County Public Library	387,129	393,378	406,779	409,915	421,037	1.6%	3.4%	0.8%	2.7%
W. U. R. Solid Waste Management District	0	0	0	0	0				

Union County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
81001	Brownsville Township	1.9850	--	--	--	--	--	--	1.9850
81002	Center Township	1.9805	--	--	--	--	--	--	1.9805
81003	Liberty Town	3.5410	--	--	--	--	--	--	3.5410
81004	Harmony Township	1.9909	--	--	--	--	--	--	1.9909
81005	Harrison Township	1.9800	--	--	--	--	--	--	1.9800
81006	Liberty Township	1.9918	--	--	--	--	--	--	1.9918
81007	Union Township	1.9645	--	--	--	--	--	--	1.9645
81008	West College Corner Town	2.6951	--	--	--	--	--	--	2.6951

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Union County 2012 Circuit Breaker Cap Credits

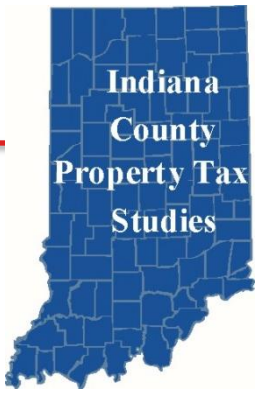
Taxing Unit Name	Circuit Breaker Credits by Property Type						
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	Circuit Breaker as % of Levy
Non-TIF Total	*51,262*	*284,969*	*71,592*	*1,137*	*408,959*	*6,754,814*	*6.1%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*0*	
County Total	*51,262*	*284,969*	*71,592*	*1,137*	*408,959*	*6,754,814*	*6.1%*
Union County	8,949	46,117	11,094	219	66,378	1,675,296	4.0%
Brownsville Township	2	0	0	0	2	17,157	0.0%
Center Township	119	504	148	4	775	25,467	3.0%
Harmony Township	53	0	0	4	57	19,788	0.3%
Harrison Township	50	0	0	0	50	18,473	0.3%
Liberty Township	17	0	0	2	19	21,275	0.1%
Union Township	24	176	0	0	200	16,007	1.3%
Liberty Civil Town	18,615	110,397	32,300	338	161,650	640,593	25.2%
West College Corner Civil Town	807	11,167	0	15	11,989	84,737	14.1%
Union County School Corp	20,378	105,017	25,262	499	151,157	3,814,984	4.0%
Union County Public Library	2,249	11,590	2,788	55	16,682	421,037	4.0%
W. U. R. Solid Waste Management District	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.

2012 Vanderburgh County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Vanderburgh County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Vanderburgh County the average tax bill for all taxpayers increased by 5.0%. This tax bill rise was the result of a 4.6% increase in the tax levy of all local government units. Certified net assessed value fell 2.4%. Other residential and business assessments fell, which may have been a legacy of the recession. Homestead and agricultural assessments increased. An increase in levies and a fall in net assessments caused tax rates to rise in most Vanderburgh tax districts. This resulted in a 1.0% increase in tax cap credits as a percentage of the levy.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	5.0%	$170,745,704	$6,745,696,894	5.6%
Change		4.6%	-2.4%	1.0%
2011	5.2%	$163,188,460	$6,911,288,711	4.5%

Homestead Property Taxes

Homestead property taxes increased 5.7% on average in Vanderburgh County in 2012. Tax rates increased in all but one Vanderburgh tax district. The county average tax rate rose by 5.9%. The percentage of Vanderburgh homesteads at their tax caps rose from 10.1% in 2011 to 13.8% in 2012. Vanderburgh's local homestead credit rate was nearly unchanged in 2012.

Comparable Homestead Property Tax Changes in Vanderburgh County

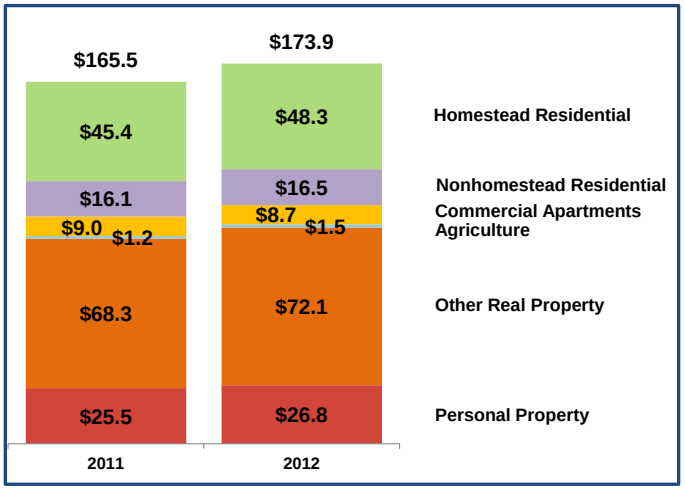
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	42,094	88.5%
No Change	1,642	3.5%
Lower Tax Bill	3,838	8.1%
Average Change in Tax Bill	**5.7%**	
Detailed Change in Tax Bill		
20% or More	2,595	5.5%
10% to 19%	3,858	8.1%
1% to 9%	35,641	74.9%
0%	1,642	3.5%
-1% to -9%	2,133	4.5%
-10% to -19%	674	1.4%
-20% or More	1,031	2.2%
Total	**47,574**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest part of Vanderburgh County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and equipment (personal property) and by homeowners. Net tax bills for all taxpayers increased 5.0% in Vanderburgh in 2012. Net taxes were much higher for agricultural property. Net assessments were higher for homestead property, but lower for other residential (mostly smaller rentals and second homes) and for business real and personal property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in all but one Vanderburgh County tax districts. The average tax rate rose by 5.9%, because of a levy increase and a net assessed value decrease.

Levies in Vanderburgh County increased by 4.6%. The largest levy increase was in the city of Evansville, due to increases in the general and park bond funds. Evansville-Vanderburgh Schools saw large increases in its debt payment, capital projects, and transportation fund levies. Knight Township levies declined by a large percentage but no Vanderburgh County units saw significant dollar decreases in levies.

Vanderburgh County's total net assessed value decreased 1.8% in 2012. Agricultural net assessments rose 8.2%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Agriculture was a small share of Vanderburgh County assessments, however. Business real and personal property assessments and other residential assessments decreased, which may have been a lingering effect of the Great Recession. Homestead assessments increased.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$6,078,328,825	$6,118,841,568	0.7%	$2,551,343,977	$2,592,012,945	1.6%
Other Residential	1,182,258,300	1,159,028,909	-2.0%	1,176,156,905	1,150,608,033	-2.2%
Ag Business/Land	76,543,400	82,911,200	8.3%	76,482,500	82,778,132	8.2%
Business Real/Personal	5,171,524,220	4,966,521,051	-4.0%	3,910,469,283	3,752,734,892	-4.0%
Total	**$12,508,654,745**	**$12,327,302,728**	**-1.4%**	**$7,714,452,665**	**$7,578,134,002**	**-1.8%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Vanderburgh County were $10.6 million, or 5.6% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, but Vanderburgh County's tax rates were a little higher than the state average. Vanderburgh's credits as a share of the levy were relatively low because none of the county's tax rates exceeded $3 per $100. No business property in the 3% category was eligible for credits.

More than two-thirds of the total tax cap credits were in the 2% nonhomestead/farmland category; almost all of the rest was in the 1% homestead category. The largest percentage losses were in the city of Evansville and in Knight and Pigeon Townships, where district tax rates approached $3 per $100 assessed value. The largest dollar losses were in the city of Evansville, Evansville-Vanderburgh Schools, and the county unit.

Tax Cap Credits by Category

Tax cap credits increased in Vanderburgh County in 2012 by $2.4 million, or 30.1%. The percentage of the levy lost to credits rose by 1.0%. There were no major changes in state policy to affect tax cap credits in 2012. Vanderburgh County credits increased mainly because most district tax rates increased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$1,869,710	$2,793,221	$923,510	49.4%
2%	6,204,438	7,689,543	1,485,104	23.9%
3%	0	0	0	0.0%
Elderly	58,667	94,859	36,192	61.7%
Total	$8,132,815	$10,577,622	$2,444,806	30.1%
% of Levy	4.5%	5.6%		1.0%

Vanderburgh County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*222,695,334*	*152,738,507*	*156,754,973*	*163,188,460*	*170,745,704*	*-31.4%*	*2.6%*	*4.1%*	*4.6%*
State Unit	197,032	0	0	0	0	-100.0%			
Vanderburgh County	52,905,397	42,607,632	42,705,187	43,948,459	44,758,981	-19.5%	0.2%	2.9%	1.8%
Armstrong Township	61,381	63,803	65,774	67,845	70,067	3.9%	3.1%	3.1%	3.3%
Center Township	884,913	782,916	819,895	837,580	847,625	-11.5%	4.7%	2.2%	1.2%
German Township	171,809	237,987	167,365	172,952	260,044	38.5%	-29.7%	3.3%	50.4%
Perry Township	394,865	390,729	399,338	409,149	414,388	-1.0%	2.2%	2.5%	1.3%
Knight Township	440,559	478,717	451,055	486,208	421,312	8.7%	-5.8%	7.8%	-13.3%
Pigeon Township	1,099,177	1,144,035	828,956	657,319	1,048,021	4.1%	-27.5%	-20.7%	59.4%
Scott Township	512,901	548,685	752,424	713,679	770,031	7.0%	37.1%	-5.1%	7.9%
Union Township	29,389	59,508	58,934	55,428	61,055	102.5%	-1.0%	-5.9%	10.2%
Evansville Civil City	57,444,952	53,900,854	57,565,622	58,262,313	61,547,960	-6.2%	6.8%	1.2%	5.6%
Darmstadt Civil Town	94,858	129,525	134,886	137,809	138,504	36.5%	4.1%	2.2%	0.5%
Evansville-Vanderburgh School Corp	95,971,175	38,977,305	38,419,976	41,882,409	44,508,108	-59.4%	-1.4%	9.0%	6.3%
Evansville-Vanderburgh County Public Lib	11,066,651	11,549,090	11,817,212	12,053,287	12,371,608	4.4%	2.3%	2.0%	2.6%
Vanderburgh County Solid Waste Mgmt Dist	0	0	0	0	0				
Evansville Levee Authority	1,420,275	1,867,721	1,677,146	1,672,532	1,720,153	31.5%	-10.2%	-0.3%	2.8%
Evansville-Vanderburgh Airport Authority	0	0	891,203	1,831,491	1,807,847			105.5%	-1.3%

Vanderburgh County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
82017	Armstrong Township	1.7416	--	7.0474%	--	--	--	--	1.6189
82018	Darmstadt Town-Armstrong Twp	1.8708	--	7.0474%	--	--	--	--	1.7390
82019	Center Township	1.7337	--	7.0474%	--	--	--	--	1.6115
82020	Evansville City-Center Township	2.8807	--	7.0474%	--	--	--	--	2.6777
82021	Darmstadt Town Center Township	1.8956	--	7.0474%	--	--	--	--	1.7620
82022	German Township	1.7520	--	7.0474%	--	--	--	--	1.6285
82023	Darmstadt Town-German Township	1.8785	--	7.0474%	--	--	--	--	1.7461
82024	Perry Township	1.7370	--	7.0474%	--	--	--	--	1.6146
82025	Evansville City-Perry Township	2.8816	--	7.0474%	--	--	--	--	2.6785
82026	Knight Township	1.7613	--	7.0474%	--	--	--	--	1.6372
82027	Evansville City-Knight Township	2.8704	--	7.0474%	--	--	--	--	2.6681
82028	Pigeon Township	1.9982	--	7.0474%	--	--	--	--	1.8574
82029	Evansville City-Pigeon Township	2.9485	--	7.0474%	--	--	--	--	2.7407
82030	Scott Township	1.8242	--	7.0474%	--	--	--	--	1.6956
82031	Darmstadt Town-Scott Township	1.8799	--	7.0474%	--	--	--	--	1.7474
82032	Union Township - Real	1.7807	--	7.0474%	--	--	--	--	1.6552
82033	Union Township - Personal	1.9126	--	7.0474%	--	--	--	--	1.7778
82034	Evansville City - Knight Twp Phase In Annexation	2.5714	--	7.0474%	--	--	--	--	2.3902
82035	Evansville City - Pigeon Twp Phase In Annexation	2.6495	--	7.0474%	--	--	--	--	2.4628
82036	Evansville City - Knight Twp (TIF Memo Only)	0.8968	--	7.0474%	--	--	--	--	0.8336
82037	Evansville City-Knight Twp Burk Org (TIF Memo Only)	1.1958	--	7.0474%	--	--	--	--	1.1115
82038	Evansville City Knight Twp Burk Exp (TIF Memo Only)	1.1958	--	7.0474%	--	--	--	--	1.1115

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Vanderburgh County 2012 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	*2,759,697*	*7,277,598*	*0*	*94,859*	*10,132,154*	*170,745,704*	*5.9%*
TIF Total	*33,524*	*411,944*	*0*	*0*	*445,468*	*18,853,482*	*2.4%*
County Total	*2,793,221*	*7,689,543*	*0*	*94,859*	*10,577,622*	*189,599,186*	*5.6%*
Vanderburgh County	640,439	1,663,909	0	24,814	2,329,162	44,758,981	5.2%
Armstrong Township	27	0	0	37	64	70,067	0.1%
Center Township	4,533	6,577	0	440	11,550	847,625	1.4%
German Township	617	0	0	151	768	260,044	0.3%
Perry Township	931	5,958	0	233	7,121	414,388	1.7%
Knight Township	10,122	18,745	0	346	29,213	421,312	6.9%
Pigeon Township	3,991	67,049	0	254	71,294	1,048,021	6.8%
Scott Township	1,176	0	0	182	1,358	770,031	0.2%
Union Township	0	0	0	1	1	61,055	0.0%
Evansville Civil City	1,231,218	3,264,219	0	34,843	4,530,280	61,547,960	7.4%
Darmstadt Civil Town	301	0	0	54	355	138,504	0.3%
Evansville-Vanderburgh School Corp	638,317	1,658,630	0	24,686	2,321,633	44,508,108	5.2%
Evansville-Vanderburgh County Public Lib	177,429	461,038	0	6,862	645,328	12,371,608	5.2%
Vanderburgh County Solid Waste Mgmt Dist	0	0	0	0	0	0	
Evansville Levee Authority	24,670	64,103	0	954	89,727	1,720,153	5.2%
Evansville-Vanderburgh Airport Authority	25,927	67,371	0	1,003	94,301	1,807,847	5.2%
City of Evansville Redevelopment	0	0	0	0	0	0	
Vanderburgh County Redevelopment	0	0	0	0	0	0	
TIF - Center Township	0	0	0	0	0	5,942	0.0%
TIF - Evansville City-Center Township	0	0	0	0	0	0	
TIF - German Township	0	0	0	0	0	0	
TIF - Perry Township	0	0	0	0	0	116,008	0.0%
TIF - Knight Township	0	0	0	0	0	6,260	0.0%
TIF - E'ville-Knight Township 2nd Annex Org	2,055	231,555	0	0	233,610	2,804,021	8.3%
TIF - Evansville City-Pigeon Township	31,469	60,890	0	0	92,359	8,395,195	1.1%
TIF - Scott Township	0	0	0	0	0	856,551	0.0%
TIF - E'ville Knight Phase In Annexation	0	119,500	0	0	119,500	6,669,506	1.8%
TIF - E'ville - Knight Township 2nd Annex Exp	0	0	0	0	0	0	

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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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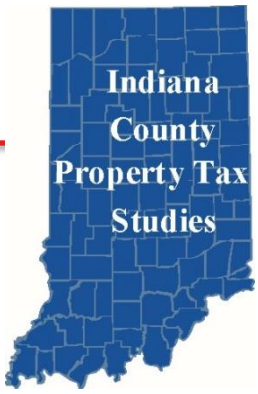

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In Vermillion County the average tax bill for all taxpayers increased 5.8%. This tax bill rise was the result of a 2.5% increase in the total levy of all local government units and a 2.0% increase in certified net assessed value. Agricultural and business assessments increased, but other assessed values declined, which may have been a legacy of the recession. Tax caps as a percentage of levies fell by 1.6%, despite somewhat higher tax rates, because of decreased homestead and other residential assessments.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	5.8%	$15,634,937	$785,458,666	4.2%
Change		2.5%	2.0%	-1.6%
2011	0.4%	$15,249,286	$770,397,091	5.8%

Homestead Property Taxes

Homestead property taxes decreased 1.8% on average in Vermillion County in 2012. Tax rates in almost all Vermillion County tax districts increased by small amounts. The county average tax rate rose by 0.6%. The drop in tax bills was due to a fall in homestead assessed values. The percentage of Vermillion County homesteads at their tax caps fell slightly from 7.2% in 2011 to 6.7% in 2012. Vermillion County had no local property tax credits.

Comparable Homestead Property Tax Changes in Vermillion County

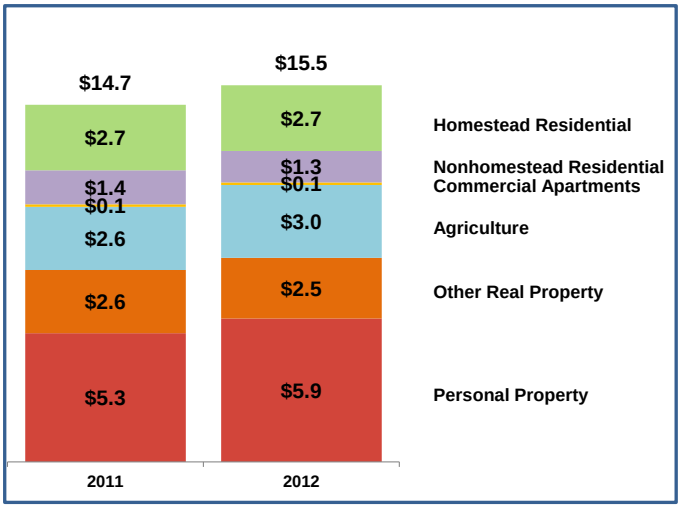
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,244	45.9%
No Change	247	5.0%
Lower Tax Bill	2,403	49.1%
Average Change in Tax Bill	**-1.8%**	
Detailed Change in Tax Bill		
20% or More	149	3.0%
10% to 19%	224	4.6%
1% to 9%	1,871	38.2%
0%	247	5.0%
-1% to -9%	1,495	30.5%
-10% to -19%	275	5.6%
-20% or More	633	12.9%
Total	**4,894**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Vermillion County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers increased 5.8% in Vermillion County in 2012. Net taxes were especially higher for agricultural and business personal property, and especially lower for commercial apartments. Tax bills were also lower for nonhomestead residential (mostly small rentals and second homes) and other real property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in all but one of Vermillion County tax districts. The average tax rate rose slightly, by 0.6%, because a levy increase was not quite offset by a smaller increase in net assessed value.

Levies in Vermillion County increased by 2.5%. The largest levy increase was in North Vermillion Community School Corporation, which had increases in its debt service and transportation funds. The Vermillion County Public Library had a large reduction in its debt service fund.

Vermillion County's total net assessed value increased 3.4% in 2012. Agricultural net assessments rose 12.2%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Business net assessments also increased, but homestead and other residential assessments fell. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$396,709,790	$384,906,300	-3.0%	$138,879,672	$125,590,648	-9.6%
Other Residential	66,166,300	62,521,680	-5.5%	65,282,203	61,663,353	-5.5%
Ag Business/Land	150,668,800	169,541,000	12.5%	150,394,972	168,742,348	12.2%
Business Real/Personal	499,101,710	502,482,580	0.7%	429,621,815	454,709,689	5.8%
Total	**$1,112,646,600**	**$1,119,451,560**	**0.6%**	**$784,178,662**	**$810,706,038**	**3.4%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Vermillion County were $673,471, or 4.2% of the levy. This was less than the state average percentage of the levy of 9.2%, but close to the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Vermillion County's tax rates were near the state median.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category. The largest percentage losses were in the city of Clinton and the Clinton Library District, where the district tax rate was above $3 per $100 assessed value. The largest dollar losses were in the South Vermillion School Corporation, the county unit, and the city of Clinton.

Tax cap credits decreased in Vermillion County in 2012 by $221,917, or 24.8%. The percentage of the levy lost to credits fell by 1.6%. There were no major changes in state policy to affect tax cap credits in 2012. Vermillion County credits decreased mainly because of decreases in homestead and other residential assessments.

Tax Cap Category	2011	2012	Difference	% Change
1%	$105,896	$97,323	-$8,572	-8.1%
2%	656,937	426,532	-230,405	-35.1%
3%	101,503	141,386	39,884	39.3%
Elderly	31,053	8,230	-22,823	-73.5%
Total	$895,388	$673,471	-$221,917	-24.8%
% of Levy	5.8%	4.2%		-1.6%

Vermillion County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*21,799,168*	*15,087,193*	*15,173,321*	*15,249,286*	*15,634,937*	*-30.8%*	*0.6%*	*0.5%*	*2.5%*
State Unit	19,643	0	0	0	0	-100.0%			
Vermillion County	6,264,342	5,789,070	5,979,106	6,133,902	6,341,794	-7.6%	3.3%	2.6%	3.4%
Clinton Township	224,459	210,999	217,986	223,489	222,475	-6.0%	3.3%	2.5%	-0.5%
Eugene Township	87,995	95,290	98,463	100,350	103,807	8.3%	3.3%	1.9%	3.4%
Helt Township	231,217	240,513	240,113	251,379	259,228	4.0%	-0.2%	4.7%	3.1%
Highland Township	56,274	59,039	60,979	62,458	64,065	4.9%	3.3%	2.4%	2.6%
Vermillion Township	47,762	67,869	70,385	70,636	74,531	42.1%	3.7%	0.4%	5.5%
Clinton Civil City	865,996	764,693	844,595	887,258	813,710	-11.7%	10.4%	5.1%	-8.3%
Cayuga Civil Town	176,872	183,211	190,154	196,249	197,254	3.6%	3.8%	3.2%	0.5%
Dana Civil Town	73,418	77,868	80,827	83,937	83,928	6.1%	3.8%	3.8%	0.0%
Fairview Park Civil Town	84,549	80,685	85,453	88,046	90,392	-4.6%	5.9%	3.0%	2.7%
Newport Civil Town	26,433	24,884	27,095	27,750	28,519	-5.9%	8.9%	2.4%	2.8%
Perrysville Civil Town	30,079	30,301	31,724	32,621	31,667	0.7%	4.7%	2.8%	-2.9%
Universal Civil Town	6,685	7,487	6,967	7,570	7,807	12.0%	-6.9%	8.7%	3.1%
North Vermillion Community School Corp	4,748,637	1,698,374	2,025,917	1,696,637	2,181,622	-64.2%	19.3%	-16.3%	28.6%
South Vermillion Community School Corp	7,965,460	4,836,583	4,364,938	4,370,391	4,410,720	-39.3%	-9.8%	0.1%	0.9%
Clinton Public Library	491,882	508,955	510,388	552,431	462,769	3.5%	0.3%	8.2%	-16.2%
Vermillion County Public Library	397,465	411,372	338,231	464,182	260,649	3.5%	-17.8%	37.2%	-43.8%
Vermillion County Solid Waste Management	0	0	0	0	0				

Vermillion County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
83001	Clinton Township	2.2996	--	--	--	--	--	--	2.2996
83002	Clinton Civil City	3.4030	--	--	--	--	--	--	3.4030
83003	Fairview Park Civil Town	2.6159	--	--	--	--	--	--	2.6159
83004	Universal Civil Town	2.4706	--	--	--	--	--	--	2.4706
83005	Eugene Township	1.4871	--	--	--	--	--	--	1.4871
83006	Cayuga Civil Town	2.6832	--	--	--	--	--	--	2.6832
83007	Helt Township	2.0288	--	--	--	--	--	--	2.0288
83008	Dana Civil Town	2.9348	--	--	--	--	--	--	2.9348
83009	Highland Township	1.5213	--	--	--	--	--	--	1.5213
83010	Perrysville Civil Town	2.1589	--	--	--	--	--	--	2.1589
83011	Vermillion Township	1.5370	--	--	--	--	--	--	1.5370
83012	Newport Civil Town	2.1892	--	--	--	--	--	--	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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Vermillion County 2012 Circuit Breaker Cap Credits

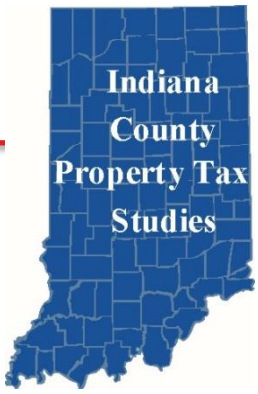
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*97,323*	*426,146*	*139,515*	*8,230*	*671,213*	*15,634,937*	*4.3%*
TIF Total	*0*	*386*	*1,872*	*0*	*2,258*	*227,967*	*1.0%*
County Total	*97,323*	*426,532*	*141,386*	*8,230*	*673,471*	*15,862,904*	*4.2%*
Vermillion County	28,821	117,287	33,101	2,934	182,143	6,341,794	2.9%
Clinton Township	4,163	12,832	3,452	102	20,550	222,475	9.2%
Eugene Township	22	175	0	30	227	103,807	0.2%
Helt Township	210	1,298	0	40	1,548	259,228	0.6%
Highland Township	0	20	0	51	71	64,065	0.1%
Vermillion Township	0	67	0	56	123	74,531	0.2%
Clinton Civil City	14,848	89,407	48,681	359	153,294	813,710	18.8%
Cayuga Civil Town	1,024	8,222	0	1,105	10,351	197,254	5.2%
Dana Civil Town	709	5,470	0	173	6,352	83,928	7.6%
Fairview Park Civil Town	1,318	6,206	0	164	7,688	90,392	8.5%
Newport Civil Town	0	571	0	31	602	28,519	2.1%
Perrysville Civil Town	0	486	0	12	498	31,667	1.6%
Universal Civil Town	4	581	0	0	585	7,807	7.5%
North Vermillion Community School Corp	493	4,866	0	1,307	6,665	2,181,622	0.3%
South Vermillion Community School Corp	37,154	146,002	43,699	1,501	228,356	4,410,720	5.2%
Clinton Public Library	8,427	31,688	10,581	249	50,946	462,769	11.0%
Vermillion County Public Library	131	967	0	115	1,213	260,649	0.5%
Vermillion County Solid Waste Mgmt Dist	0	0	0	0	0	0	
TIF - Clinton Industrial Park/EDA/AD	0	386	1,793	0	2,180	101,366	2.2%
TIF - Clinton TIF Expansion One	0	0	78	0	78	2,542	3.1%
TIF - White Constr. EDA/Adv	0	0	0	0	0	124,059	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.

2012 Vigo County Property Tax Report with Comparison to 2011



Legislative Services Agency August 2012

This report describes property tax changes in Vigo County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Vigo County the average tax bill for all taxpayers increased 5.3%. This tax bill rise was the result of a 3.6% increase in the tax levy of all local government units. Certified net assessed value fell 1.8%. An increase in levies and a fall in certified net assessments caused tax rates to rise in all Vigo tax districts. This resulted in a 3.8% increase in tax cap credits as a percentage of the levy.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	5.3%	$103,016,910	$3,642,993,114	17.1%
Change		3.6%	-1.8%	3.8%
2011	3.5%	$99,473,011	$3,711,371,485	13.3%

Homestead Property Taxes

Homestead property taxes increased 4.5% on average in Vigo County in 2012. Tax rates in all Vigo County tax districts increased. The county average tax rate rose by 5.5%. More homesteads reached their tax caps, which reduced the average homestead tax bill increase below the rate hike. The percentage of Vigo County homesteads at their tax caps rose from 17.6% in 2011 to 21.2% in 2012.

Net Tax Bill Changes - All Property Types

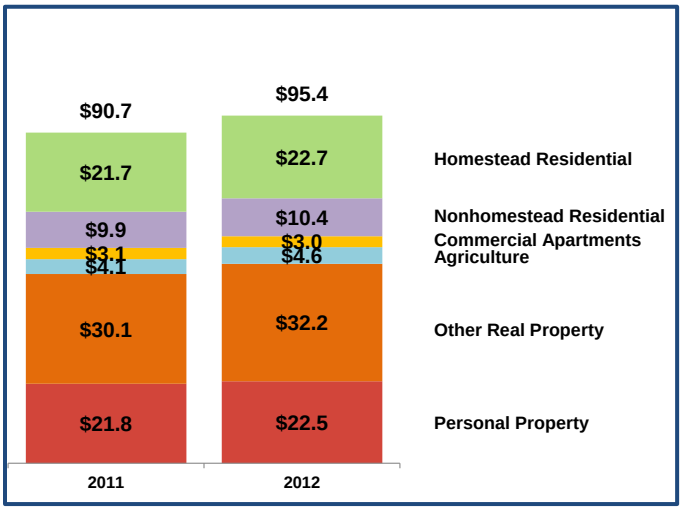
The largest part of Vigo County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and equipment (personal property) and by homeowners. Net tax bills for all taxpayers increased 5.3% in Vigo County in 2012. Net taxes were much higher for agricultural property and higher for all other property categories except commercial apartments. Net taxes on commercial apartments fell slightly.

Comparable Homestead Property Tax Changes in Vigo County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	18,840	71.8%
No Change	1,724	6.6%
Lower Tax Bill	5,661	21.6%
Average Change in Tax Bill	**4.5%**	
Detailed Change in Tax Bill		
20% or More	2,442	9.3%
10% to 19%	2,979	11.4%
1% to 9%	13,419	51.2%
0%	1,724	6.6%
-1% to -9%	3,561	13.6%
-10% to -19%	1,056	4.0%
-20% or More	1,044	4.0%
Total	**26,225**	**100.0%**

Note: Percentages may not total due to rounding.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in all Vigo County tax districts. The average tax rate rose by 5.5%, because a levy increase was not offset by increases in certified net assessed value.

Levies in Vigo County increased by 3.6%. The largest levy increase was in the Terre Haute Sanitary unit, due to an increase in the special sanitary debt service fund. The city of Terre Haute had decreases in its cemetery, cumulative capital development, and transportation funds.

Vigo County's total net assessed value increased 2.4% in 2012. Agricultural net assessments rose 10.1%. Other assessed values rose by smaller amounts. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$2,755,414,653	$2,801,288,110	1.7%	$1,052,007,515	$1,084,023,096	3.0%
Other Residential	593,298,800	610,160,400	2.8%	590,176,168	605,257,392	2.6%
Ag Business/Land	226,105,100	249,361,900	10.3%	225,680,610	248,564,742	10.1%
Business Real/Personal	2,692,090,437	2,727,694,301	1.3%	2,035,564,442	2,059,459,831	1.2%
Total	**$6,266,908,990**	**$6,388,504,711**	**1.9%**	**$3,903,428,735**	**$3,997,305,061**	**2.4%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Vigo County were $18.6 million, or 17.1% of the levy. This was more than the state average percentage of the levy of 9.2%, and much more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Vigo County's tax rates were higher than the state average.

More of the total tax cap credits were in the 3% business real and personal property category, but there was almost as much in the 2% nonhomestead/farmland category and a sizable amount in the 1% homestead category, as well. The largest percentage losses were in the city of Terre Haute, the town of West Terre Haute, and Harrison Township, where district tax rates were well above $3 per $100 assessed value. The largest dollar losses were in the city of Terre Haute, the Vigo County School Corporation, and the county unit.

Tax Cap (Circuit Breaker) Credits by Category

Tax cap credits increased in Vigo County in 2012 by $4.7 million, or 33.7%. The percentage of the levy lost to credits rose by 3.8%. There were no major changes in state policy to affect tax cap credits in 2012. Vigo County credits increased mainly because all district tax rates increased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$3,096,051	$4,036,550	$940,499	30.4%
2%	5,386,366	7,020,674	1,634,308	30.3%
3%	5,294,638	7,348,702	2,054,065	38.8%
Elderly	145,556	207,552	61,997	42.6%
Total	$13,922,610	$18,613,478	$4,690,868	33.7%
% of Levy	13.3%	17.1%		3.8%

Vigo County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*127,368,502*	*98,329,769*	*99,042,059*	*99,473,011*	*103,016,910*	*-22.8%*	*0.7%*	*0.4%*	*3.6%*
State Unit	96,410	0	0	0	0	-100.0%			
Vigo County	27,645,613	25,349,846	25,406,883	26,276,510	26,641,209	-8.3%	0.2%	3.4%	1.4%
Fayette Township	80,600	81,252	85,613	90,288	93,124	0.8%	5.4%	5.5%	3.1%
Harrison Township	567,449	595,999	617,595	630,685	652,359	5.0%	3.6%	2.1%	3.4%
Honey Creek Township	33,285	34,598	35,892	36,458	37,875	3.9%	3.7%	1.6%	3.9%
Linton Township	44,071	50,537	52,532	53,570	55,479	14.7%	3.9%	2.0%	3.6%
Lost Creek Township	90,279	95,228	98,718	100,869	100,863	5.5%	3.7%	2.2%	0.0%
Nevins Township	55,680	55,849	57,171	58,031	57,714	0.3%	2.4%	1.5%	-0.5%
Otter Creek Township	221,038	212,220	217,096	213,457	215,177	-4.0%	2.3%	-1.7%	0.8%
Pierson Township	89,036	78,580	67,910	66,883	69,261	-11.7%	-13.6%	-1.5%	3.6%
Prairie Creek Township	41,181	14,004	16,371	16,917	17,014	-66.0%	16.9%	3.3%	0.6%
Prairieton Township	13,689	14,320	14,882	15,145	15,710	4.6%	3.9%	1.8%	3.7%
Riley Township	22,143	23,589	24,502	24,900	25,794	6.5%	3.9%	1.6%	3.6%
Sugar Creek Township	189,585	198,799	206,437	210,510	217,757	4.9%	3.8%	2.0%	3.4%
Terre Haute Civil City	27,461,719	26,549,975	27,618,996	28,424,624	28,207,081	-3.3%	4.0%	2.9%	-0.8%
Riley Civil Town	16,564	17,647	18,196	18,721	19,371	6.5%	3.1%	2.9%	3.5%
Seelyville Civil Town	49,255	51,757	53,803	54,847	55,001	5.1%	4.0%	1.9%	0.3%
West Terre Haute Civil Town	423,205	450,109	443,890	479,907	481,400	6.4%	-1.4%	8.1%	0.3%
Vigo County School Corp	53,853,106	27,870,570	27,102,357	27,389,922	27,828,825	-48.2%	-2.8%	1.1%	1.6%
Vigo County Public Library	4,631,705	4,820,393	5,003,457	5,188,497	5,336,985	4.1%	3.8%	3.7%	2.9%
Terre Haute Sanitary	8,071,997	7,776,807	7,723,942	5,613,489	8,322,914	-3.7%	-0.7%	-27.3%	48.3%
Hulman Field Airport	1,144,871	1,190,837	1,244,551	1,302,692	1,344,265	4.0%	4.5%	4.7%	3.2%
Honey Creek Fire Protection	1,517,727	1,787,364	1,816,969	1,857,994	1,873,321	17.8%	1.7%	2.3%	0.8%
New Goshen Fire Protection District	125,010	124,029	113,116	120,498	121,549	-0.8%	-8.8%	6.5%	0.9%
Lost Creek Fire Protection District	87,039	90,710	92,941	98,061	98,316	4.2%	2.5%	5.5%	0.3%
Prairieton Fire Protection District	61,487	64,191	201,829	203,171	208,900	4.4%	214.4%	0.7%	2.8%
Riley Fire Protection District	264,596	324,888	333,359	423,347	432,727	22.8%	2.6%	27.0%	2.2%
Clay-Owen-Vigo Solid Waste Mgmt Dist	0	0	0	0	0				
Sugar Creek Township Fire District	470,162	405,671	373,051	503,018	486,919	-13.7%	-8.0%	34.8%	-3.2%
Vigo County Redevelopment Commission	0	0	0	0	0				
Terre Haute Redevelopment Commission	0	0	0	0	0				

Vigo County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
84001	Fayette Township	1.7197	--	--	--	--	--	--	1.7197
84002	Terre Haute City-Harrison Twp	3.7269	--	--	--	--	--	--	3.7269
84003	Honey Creek Township	1.9515	--	--	--	--	--	--	1.9515
84004	Honey Creek Township-Sanitary	2.2877	--	--	--	--	--	--	2.2877
84005	Terre Haute City-Honey Creek Twp	3.6804	--	--	--	--	--	--	3.6804
84006	Linton Township	1.7524	--	--	--	--	--	--	1.7524
84007	Lost Creek Township	1.7707	--	--	--	--	--	--	1.7707
84008	Lost Creek Township-Sanitary	2.1069	--	--	--	--	--	--	2.1069
84009	Terre Haute City-Lost Creek Twp	3.7067	--	--	--	--	--	--	3.7067
84010	Seelyville Town	2.3783	--	--	--	--	--	--	2.3783
84011	Nevins Township	1.7765	--	--	--	--	--	--	1.7765
84012	Otter Creek Township	1.7550	--	--	--	--	--	--	1.7550
84013	Otter Creek Township-Sanitary	2.0912	--	--	--	--	--	--	2.0912
84014	Terre Haute City-Otter Creek Twp	3.6917	--	--	--	--	--	--	3.6917
84015	Pierson Township	1.7618	--	--	--	--	--	--	1.7618
84016	Prairie Creek Township	1.9717	--	--	--	--	--	--	1.9717
84017	Prairieton Township	1.9763	--	--	--	--	--	--	1.9763
84018	Riley Township	2.0225	--	--	--	--	--	--	2.0225
84019	Riley Township-Sanitary	2.3587	--	--	--	--	--	--	2.3587
84020	Riley Town	2.3539	--	--	--	--	--	--	2.3539
84021	Sugar Creek Township	2.0674	--	--	--	--	--	--	2.0674
84022	West Terre Haute Town	3.6181	--	--	--	--	--	--	3.6181
84023	Terre Haute City - Riley Twp	3.6952	--	--	--	--	--	--	3.6952
84024	Linton Township - Sanitary	2.3013	--	--	--	--	--	--	2.3013
84025	Fayette New Goshen Fire	1.7940	--	--	--	--	--	--	1.7940

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Vigo County 2012 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	*4,027,821*	*6,984,267*	*6,737,754*	*206,771*	*17,956,612*	*103,016,910*	*17.4%*
TIF Total	*8,729*	*36,408*	*610,948*	*782*	*656,866*	*5,926,348*	*11.1%*
County Total	*4,036,550*	*7,020,674*	*7,348,702*	*207,552*	*18,613,478*	*108,943,258*	*17.1%*
Vigo County	874,348	1,429,563	1,327,186	50,378	3,681,476	26,641,209	13.8%
Fayette Township	13	0	0	35	49	93,124	0.1%
Harrison Township	22,166	78,432	64,927	1,873	167,398	652,359	25.7%
Honey Creek Township	876	820	2,067	29	3,793	37,875	10.0%
Linton Township	40	2	0	49	91	55,479	0.2%
Lost Creek Township	15,296	5,190	1,703	220	22,408	100,863	22.2%
Nevins Township	112	0	0	214	326	57,714	0.6%
Otter Creek Township	246	1,119	3	481	1,848	215,177	0.9%
Pierson Township	140	0	0	25	165	69,261	0.2%
Prairie Creek Township	7	0	0	7	13	17,014	0.1%
Prairieton Township	20	0	0	46	66	15,710	0.4%
Riley Township	1,221	183	96	76	1,576	25,794	6.1%
Sugar Creek Township	655	5,959	4,163	331	11,109	217,757	5.1%
Terre Haute Civil City	1,514,976	2,851,654	2,956,903	64,882	7,388,415	28,207,081	26.2%
Riley Civil Town	0	741	0	21	762	19,371	3.9%
Seelyville Civil Town	39	2,296	0	131	2,467	55,001	4.5%
West Terre Haute Civil Town	1,279	61,535	53,711	1,007	117,532	481,400	24.4%
Vigo County School Corp	913,325	1,493,291	1,386,350	52,624	3,845,589	27,828,825	13.8%
Vigo County Public Library	175,157	286,382	265,873	10,092	737,503	5,336,985	13.8%
Terre Haute Sanitary	390,673	638,632	598,501	17,384	1,645,190	8,322,914	19.8%
Hulman Field Airport	44,118	72,133	66,967	2,542	185,760	1,344,265	13.8%
Honey Creek Fire Protection	49,652	38,993	0	1,576	90,221	1,873,321	4.8%
New Goshen Fire Protection District	64	0	0	96	160	121,549	0.1%
Lost Creek Fire Protection District	1,360	1,210	0	318	2,887	98,316	2.9%
Prairieton Fire Protection District	165	0	0	321	486	208,900	0.2%
Riley Fire Protection District	20,408	2,816	0	1,275	24,498	432,727	5.7%
Clay-Owen-Vigo Solid Waste Mgmt Dist	0	0	0	0	0	0	
Sugar Creek Township Fire District	1,464	13,317	9,303	739	24,824	486,919	5.1%
Vigo County Redevelopment Commission	0	0	0	0	0	0	
Terre Haute Redevelopment Commission	0	0	0	0	0	0	
TIF - Terre Haute Harrison	4,646	25,336	435,921	0	465,903	2,701,633	17.2%
TIF - Honey Creek Township	0	0	0	0	0	0	
TIF - Lost Creek Township	0	0	0	0	0	10,876	0.0%
TIF - Lost Creek San Township	10	372	0	0	382	19,989	1.9%
TIF - TH Lost Creek	610	9,534	171,278	0	181,422	943,502	19.2%
TIF - Riley Township	3,463	92	0	782	4,337	103,678	4.2%
TIF - Riley San Township	0	550	0	0	550	10,162	5.4%
TIF - West Terre Haute Town	0	0	379	0	379	2,217	17.1%
TIF - TH Riley	0	523	3,370	0	3,893	37,400	10.4%
TIF - Linton San Township	0	0	0	0	0	2,096,891	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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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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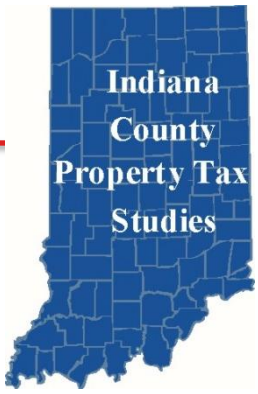
2012 Wabash County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

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In Wabash County the average tax bill for all taxpayers increased by 1.2%. This tax bill rise was mainly the result of the 2.9% increase in Wabash County certified net assessed value and a 4.1% increase in actual billed net assessed value. The tax levy of all local government units fell 1.4%. Agricultural and business assessments increased, while homestead and other residential assessments fell. This decline may have been a legacy of the recession. Falling levies and rising assessed values caused tax rates to fall in most Wabash County tax districts. Wabash County's local property tax credits are so high that few taxpayers qualify for tax cap credits, so credits as a percent of the levy were almost unchanged, rising 0.1%.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	1.2%	$21,879,936	$1,184,954,966	0.9%
Change		-1.4%	2.9%	0.1%
2011	17.3%	$22,189,740	$1,151,258,263	0.7%

Homestead Property Taxes

Homestead property taxes fell slightly on average in Wabash County in 2012, by 0.3%. Tax rates in two-thirds of Wabash County's tax districts decreased, and the county average tax rate fell by 4.2%. Wabash County's low tax rates and large local homestead credit meant that no homesteads in the county were eligible for tax cap credits.

Comparable Homestead Property Tax Changes in Wabash County

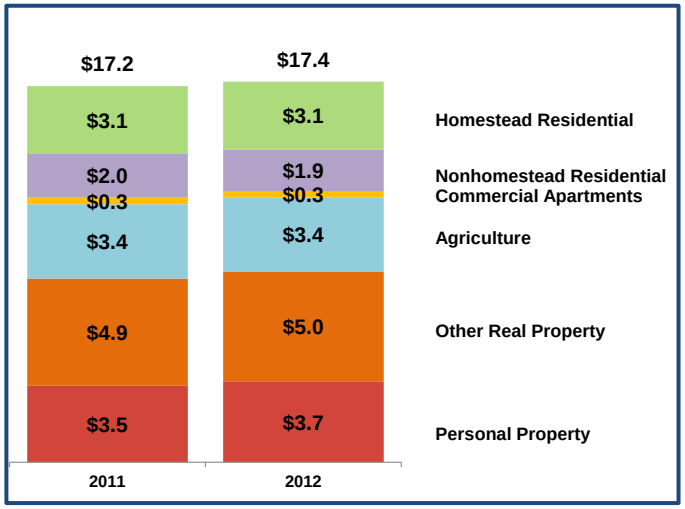
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	3,370	34.4%
No Change	1,123	11.5%
Lower Tax Bill	5,313	54.2%
Average Change in Tax Bill	**-0.3%**	
Detailed Change in Tax Bill		
20% or More	719	7.3%
10% to 19%	286	2.9%
1% to 9%	2,365	24.1%
0%	1,123	11.5%
-1% to -9%	3,268	33.3%
-10% to -19%	1,402	14.3%
-20% or More	643	6.6%
Total	**9,806**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Half of Wabash County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal). Agricultural property owners and homeowners paid most of the rest. Net tax bills for all taxpayers increased 1.2% in Wabash County in 2012. Net taxes were higher for commercial apartments and business property. Tax bills fell for nonhomestead residential property (mostly small rentals and second homes) and were almost unchanged for homesteads and agricultural property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in about two-thirds of Wabash County tax districts. The average tax rate fell by 4.2%, because of a levy decrease and an increase in net assessed value.

Levies in Wabash County decreased by 1.4%. The largest levy decrease was in the Manchester School Corporation, because of a decline in its debt service and capital projects fund levies. Wabash City School Corporation saw an increase in its debt service fund.

Wabash County's total net assessed value increased 4.1% in 2012. Agricultural net assessments rose 11.3%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Business assessments also increased, but homestead and other residential assessments fell. This decline may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$981,968,109	$965,616,900	-1.7%	$356,983,073	$354,076,101	-0.8%
Other Residential	133,174,300	129,581,850	-2.7%	131,714,068	128,156,364	-2.7%
Ag Business/Land	299,740,900	335,830,500	12.0%	298,802,500	332,712,648	11.3%
Business Real/Personal	544,798,841	557,565,564	2.3%	415,543,376	436,953,802	5.2%
Total	**$1,959,682,150**	**$1,988,594,814**	**1.5%**	**$1,203,043,017**	**$1,251,898,915**	**4.1%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Wabash County were $203,763, or 0.9% of the levy. This was less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Wabash County's tax rates were lower than the state median. Wabash County also has high local property tax credit rates.

More than half of the total tax cap credits were in the elderly category, which holds tax bill increases on homes owned by people 65 and over to 2% per year. The rest of Wabash County's tax cap credits were in the 2% nonhomestead/farmland category. The largest percentage losses were in the town of Roann and the Wabash City School Corporation, where district tax rates were above $2 per $100 assessed value. The largest dollar loss was in the city of Wabash.

Tax cap credits increased in Wabash County in 2012 by $34,087, or 20.1%. The percentage of the levy lost to credits rose by a rounded amount of 0.1%. There were no major changes in state policy to affect tax cap credits in 2012. Wabash County credits were nearly unchanged despite increases in Wabash County tax rates, because local property tax credits kept the tax cap credits so low.

Tax Cap Category	2011	2012	Difference	% Change
1%	$0	$0	$0	0.0%
2%	28,035	82,605	54,570	194.6%
3%	0	0	0	0.0%
Elderly	141,641	121,159	-20,482	-14.5%
Total	$169,676	$203,763	$34,087	20.1%
% of Levy	0.7%	0.9%		0.1%

Wabash County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*34,850,276*	*22,534,547*	*22,575,193*	*22,189,740*	*21,879,936*	*-35.3%*	*0.2%*	*-1.7%*	*-1.4%*
State Unit	31,803	0	0	0	0	-100.0%			
Wabash County	6,478,421	4,203,535	4,202,192	4,268,865	4,346,415	-35.1%	0.0%	1.6%	1.8%
Chester Township	238,158	239,761	237,329	236,198	237,430	0.7%	-1.0%	-0.5%	0.5%
Lagro Township	118,307	113,627	113,330	113,231	187,326	-4.0%	-0.3%	-0.1%	65.4%
Liberty Township	60,919	59,635	58,959	58,920	59,210	-2.1%	-1.1%	-0.1%	0.5%
Noble Township	198,260	201,142	199,896	199,221	201,383	1.5%	-0.6%	-0.3%	1.1%
Paw Paw Township	55,750	54,567	54,529	54,644	54,896	-2.1%	-0.1%	0.2%	0.5%
Pleasant Township	112,874	146,103	131,827	132,114	118,930	29.4%	-9.8%	0.2%	-10.0%
Waltz Township	17,538	17,636	17,498	17,436	17,616	0.6%	-0.8%	-0.4%	1.0%
Wabash Civil City	5,798,394	5,429,783	5,338,712	5,321,161	5,395,201	-6.4%	-1.7%	-0.3%	1.4%
North Manchester Civil Town	1,435,115	1,516,664	1,486,430	1,493,538	1,496,274	5.7%	-2.0%	0.5%	0.2%
Lafontaine Civil Town	137,547	139,263	138,268	135,985	137,345	1.2%	-0.7%	-1.7%	1.0%
Lagro Civil Town	62,011	62,228	59,309	59,195	58,713	0.3%	-4.7%	-0.2%	-0.8%
Roann Civil Town	77,277	76,258	76,905	76,544	77,298	-1.3%	0.8%	-0.5%	1.0%
Manchester Community School Corp	6,290,503	3,342,548	3,598,667	3,398,428	2,565,239	-46.9%	7.7%	-5.6%	-24.5%
M.S.D. Wabash County School Corp	8,627,119	4,082,718	4,251,962	4,204,784	4,243,185	-52.7%	4.1%	-1.1%	0.9%
Wabash City School Corp	4,172,598	1,928,967	1,858,395	1,665,512	1,922,742	-53.8%	-3.7%	-10.4%	15.4%
North Manchester Public Library	200,793	199,113	200,752	199,943	201,949	-0.8%	0.8%	-0.4%	1.0%
Roann Public Library	32,253	31,976	32,303	32,175	32,447	-0.9%	1.0%	-0.4%	0.8%
Wabash Public Library	704,636	689,023	517,930	521,846	526,337	-2.2%	-24.8%	0.8%	0.9%
Wabash County Solid Waste Mgmt Dist	0	0	0	0	0				

Wabash County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
85001	Chester Township	1.2931	11.3540%	--	23.3440%	--	--	22.4034%	0.5547
85002	North Manchester Town	2.5319	11.3540%	--	23.3440%	--	--	22.4034%	1.0861
85003	Lagro Township	1.1911	11.3540%	--	23.3440%	--	--	22.4034%	0.5110
85004	Lagro Town	2.4249	11.3540%	--	23.3440%	--	--	22.4034%	1.0402
85005	Liberty Township	1.1162	11.3540%	--	23.3440%	--	--	22.4034%	0.4788
85006	LaFontaine Town	2.1586	11.3540%	--	23.3440%	--	--	22.4034%	0.9260
85007	Noble Township	1.1203	11.3540%	--	23.3440%	--	--	22.4034%	0.4806
85008	Wabash City-Wabash County School	2.8413	11.3540%	--	23.3440%	--	--	22.4034%	1.2189
85009	Wabash City-Wabash City School	3.0701	11.3540%	--	23.3440%	--	--	22.4034%	1.3170
85010	Paw Paw Township	1.1537	11.3540%	--	23.3440%	--	--	22.4034%	0.4949
85011	Roann Town	2.4041	11.3540%	--	23.3440%	--	--	22.4034%	1.0313
85012	Pleasant Township	1.2416	11.3540%	--	23.3440%	--	--	22.4034%	0.5326
85013	Waltz Township	1.0659	11.3540%	--	23.3440%	--	--	22.4034%	0.4573

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Wabash County 2012 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*	*82,513*	*0*	*121,159*	*203,672*	*21,879,936*	*0.9%*
TIF Total	*0*	*92*	*0*	*0*	*92*	*1,272,274*	*0.0%*
County Total	*0*	*82,605*	*0*	*121,159*	*203,763*	*23,152,210*	*0.9%*
Wabash County	0	10,086	0	22,765	32,851	4,346,415	0.8%
Chester Township	0	13	0	949	962	237,430	0.4%
Lagro Township	0	3	0	835	838	187,326	0.4%
Liberty Township	0	0	0	382	382	59,210	0.6%
Noble Township	0	543	0	1,032	1,575	201,383	0.8%
Paw Paw Township	0	0	0	302	302	54,896	0.6%
Pleasant Township	0	0	0	358	358	118,930	0.3%
Waltz Township	0	0	0	94	94	17,616	0.5%
Wabash Civil City	0	43,902	0	26,926	70,828	5,395,201	1.3%
North Manchester Civil Town	0	478	0	14,207	14,685	1,496,274	1.0%
Lafontaine Civil Town	0	0	0	876	876	137,345	0.6%
Lagro Civil Town	0	106	0	393	499	58,713	0.9%
Roann Civil Town	0	2	0	1,197	1,198	77,298	1.6%
Manchester Community School Corp	0	299	0	13,616	13,914	2,565,239	0.5%
M.S.D. Wabash County School Corp	0	4,862	0	21,019	25,881	4,243,185	0.6%
Wabash City School Corp	0	17,872	0	11,473	29,345	1,922,742	1.5%
North Manchester Public Library	0	65	0	1,917	1,982	201,949	1.0%
Roann Public Library	0	0	0	190	190	32,447	0.6%
Wabash Public Library	0	4,283	0	2,627	6,910	526,337	1.3%
Wabash County Solid Waste Mgmt Dist	0	0	0	0	0	0	
TIF - Chester Twp 001	0	0	0	0	0	656,202	0.0%
TIF - N. Manchester Corp 002	0	20	0	0	20	208	9.7%
TIF - Liberty Twp. 005	0	0	0	0	0	655	0.0%
TIF - Noble Twp 007	0	0	0	0	0	1,261	0.0%
TIF - Wabash-Noble Twp 008	0	72	0	0	72	445,313	0.0%
TIF - Wabash Corp 009	0	0	0	0	0	168,635	0.0%

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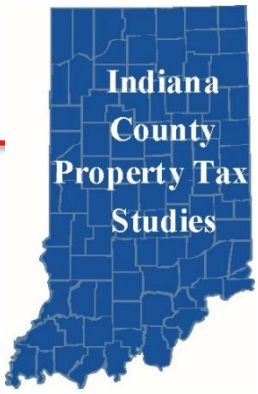

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In Warren County the average tax bill for all taxpayers increased 1.6%. This tax bill rise was the result of a 2.3% increase in the total levy of all local government units and a 10.3% increase in certified net assessed value. Agricultural and business assessments increased the most, but other assessed values rose as well. Net assessed value growth exceeded the levy increase, so the average tax rate decreased. Tax rates fell in all taxing districts. Tax cap credits as a share of the levy fell 0.2%. Warren County tax rates are so low that few taxpayers qualify for tax cap credits.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	1.6%	$7,778,019	$553,348,555	0.1%
Change		2.3%	10.3%	-0.2%
2011	3.1%	$7,606,546	$501,772,654	0.3%

Homestead Property Taxes

Homestead property taxes decreased 5.9% on average in Warren County in 2012. Tax rates fell in all Warren County tax districts, and the county average tax rate decreased by 7.3%. Warren County's local property tax credit rate rose slightly in 2012. Warren County's low tax rates and its local property tax credits mean that few homesteads qualify for tax cap credits. The percentage of homesteads at their tax caps decreased from 0.4% in 2011 to 0.1% in 2012.

Comparable Homestead Property Tax Changes in Warren County

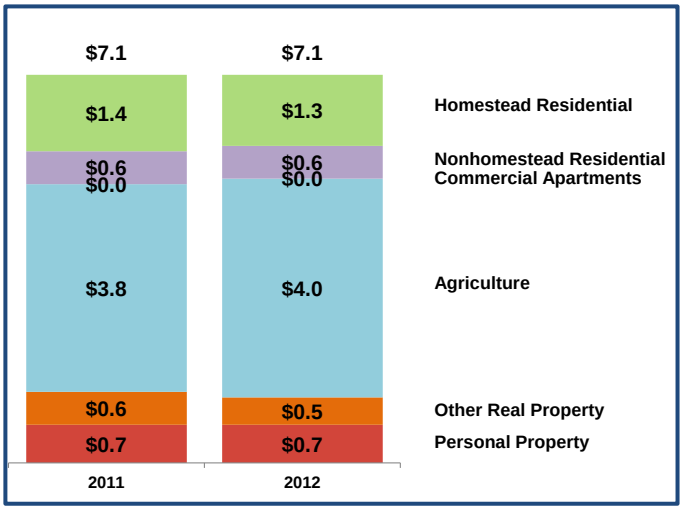
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	423	16.0%
No Change	91	3.4%
Lower Tax Bill	2,125	80.5%
Average Change in Tax Bill	**-5.9%**	
Detailed Change in Tax Bill		
20% or More	133	5.0%
10% to 19%	74	2.8%
1% to 9%	216	8.2%
0%	91	3.4%
-1% to -9%	1,424	54.0%
-10% to -19%	564	21.4%
-20% or More	137	5.2%
Total	**2,639**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

More than half of Warren County's 2012 net property taxes were paid by owners of agricultural property. Net tax bills for all taxpayers increased 1.6% in Warren County in 2012. Net taxes were higher on agricultural property and business equipment (personal property), but lower on all other property categories. Commercial apartments saw the largest decrease.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all Warren County tax districts. The average tax rate fell by 7.3%, because a small levy increase was offset by a much larger increase in net assessed value.

Levies in Warren County increased by 2.3%. The largest levy increase was in the county unit, mostly due to an increase in the general fund. Steuben Township experienced decreases in its fire, general, and township assistance funds.

Warren County's total net assessed value increased 9.6% in 2012. Agricultural net assessments rose 13.2%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Business assessments increased substantially. Homestead and other residential assessments also increased.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$275,719,696	$278,101,200	0.9%	$105,992,500	$107,974,958	1.9%
Other Residential	38,070,900	38,989,600	2.4%	37,574,660	38,452,300	2.3%
Ag Business/Land	284,976,500	322,524,710	13.2%	283,601,205	321,052,785	13.2%
Business Real/Personal	92,626,444	99,357,257	7.3%	75,286,275	83,114,077	10.4%
Total	**$691,393,540**	**$738,972,767**	**6.9%**	**$502,454,640**	**$550,594,120**	**9.6%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Warren County were $6,269, or 0.1% of the levy. This was much less than the state average percentage of the levy of 9.2% and much less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Warren County's tax rates are well below the state median. Warren County also has substantial local property tax credits, which further reduce tax bills.

Total tax cap credits were divided among the 1% homestead category, the 2% nonhomestead/farmland category, and the elderly category, which limits tax bill increases on homes owned by people 65 and over to 2% per year. The largest percentage loss was in the town of Pine Village, where district tax rates were above $2 per $100 assessed value. The largest dollar losses were in the Warren County School Corporation and the county unit, but no Warren County local government saw large revenue losses to tax cap credits.

Tax Cap Credits by Category

Tax cap credits decreased in Warren County in 2012 by $13,871, or 68.9%. The percentage of the levy lost to credits fell by 0.2%. There were no major changes in state policy to affect tax cap credits in 2012. Warren County credits decreased mainly because district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$2,622	$1,905	-$717	-27.4%
2%	13,645	1,992	-11,652	-85.4%
3%	0	0	0	0.0%
Elderly	3,873	2,371	-1,502	-38.8%
Total	$20,140	$6,269	-$13,871	-68.9%
% of Levy	0.3%	0.1%		-0.2%

Warren County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*11,023,355*	*7,606,423*	*7,564,504*	*7,606,546*	*7,778,019*	*-31.0%*	*-0.6%*	*0.6%*	*2.3%*
State Unit	11,890	0	0	0	0	-100.0%			
Warren County	2,874,466	2,827,387	2,794,597	2,783,333	2,901,760	-1.6%	-1.2%	-0.4%	4.3%
Adams Township	15,670	15,869	15,886	15,737	16,819	1.3%	0.1%	-0.9%	6.9%
Jordan Township	14,970	15,250	14,924	14,849	14,859	1.9%	-2.1%	-0.5%	0.1%
Kent Township	18,307	16,566	16,539	9,224	9,258	-9.5%	-0.2%	-44.2%	0.4%
Liberty Township	17,628	17,330	17,432	17,331	18,010	-1.7%	0.6%	-0.6%	3.9%
Medina Township	14,319	14,100	13,883	13,748	13,917	-1.5%	-1.5%	-1.0%	1.2%
Mound Township	23,341	23,156	22,762	22,532	18,180	-0.8%	-1.7%	-1.0%	-19.3%
Pike Township	10,301	10,090	10,182	10,097	10,091	-2.0%	0.9%	-0.8%	-0.1%
Pine Township	29,530	28,765	28,725	28,674	29,012	-2.6%	-0.1%	-0.2%	1.2%
Prairie Township	9,788	9,742	9,745	9,653	10,030	-0.5%	0.0%	-0.9%	3.9%
Steuben Township	17,691	17,809	17,932	17,750	1,975	0.7%	0.7%	-1.0%	-88.9%
Warren Township	9,412	9,196	9,299	9,199	9,175	-2.3%	1.1%	-1.1%	-0.3%
Washington Township	36,579	36,041	36,315	35,967	36,239	-1.5%	0.8%	-1.0%	0.8%
Pine Village Civil Town	37,525	36,668	36,019	35,680	37,169	-2.3%	-1.8%	-0.9%	4.2%
State Line City Civil Town	22,452	21,783	21,356	21,168	21,329	-3.0%	-2.0%	-0.9%	0.8%
West Lebanon Civil Town	110,097	105,121	106,281	107,201	105,884	-4.5%	1.1%	0.9%	-1.2%
Williamsport Civil Town	219,710	222,597	237,193	215,704	225,117	1.3%	6.6%	-9.1%	4.4%
Benton Community School Corp	1,322,534	825,784	830,268	733,934	764,811	-37.6%	0.5%	-11.6%	4.2%
Covington Community School Corp	432,867	277,733	371,988	357,478	375,169	-35.8%	33.9%	-3.9%	4.9%
M.S.D. Warren County School Corp	5,416,496	2,754,530	2,637,148	2,834,489	2,839,750	-49.1%	-4.3%	7.5%	0.2%
West Lebanon Public Library	120,544	90,351	90,603	93,759	89,331	-25.0%	0.3%	3.5%	-4.7%
Williamsport Public Library	114,868	115,564	113,701	108,147	118,358	0.6%	-1.6%	-4.9%	9.4%
Warren County Solid Waste	122,370	114,991	111,726	110,892	111,776	-6.0%	-2.8%	-0.7%	0.8%

Warren County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
86001	Adams Township	1.2649	4.6588%	--	8.0338%	--	--	--	1.1044
86002	Pine Village (Adams)	2.1936	4.6588%	--	0.8624%	--	--	--	2.0725
86003	Jordan Township	1.2534	4.6588%	--	28.6568%	--	--	--	0.8358
86004	Kent Township	1.2652	4.6588%	--	7.6043%	--	--	--	1.1100
86005	State Line (Kent)	1.7630	4.6588%	--	61.3129%	--	--	--	0.5999
86006	Liberty Township	1.2525	4.6588%	--	10.3195%	--	--	--	1.0649
86007	Medina Township	1.3476	4.6588%	--	1.8865%	--	--	--	1.2594
86008	Mound Township	1.6459	4.6588%	--	13.1197%	--	--	--	1.3533
86009	Pike Township	1.4914	4.6588%	--	3.6754%	--	--	--	1.3671
86010	West Lebanon (Pike)	2.0975	4.6588%	--	24.9788%	--	--	--	1.4759
86011	Pine Township	1.2944	4.6588%	--	2.6834%	--	--	--	1.1994
86012	Prairie Township	1.3306	4.6588%	--	30.8055%	--	--	--	0.8587
86013	Steuben Township	1.2276	4.6588%	--	3.8867%	--	--	--	1.1227
86014	Warren Township	1.2468	4.6588%	--	1.0081%	--	--	--	1.1761
86015	Washington Township	1.4726	4.6588%	--	12.7355%	--	--	--	1.2165
86016	Williamsport	1.9132	4.6588%	--	4.1148%	--	--	--	1.7453
86017	Liberty Williamsport	1.7140	4.6588%	--	--	--	--	--	1.6341

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Warren County 2012 Circuit Breaker Cap Credits

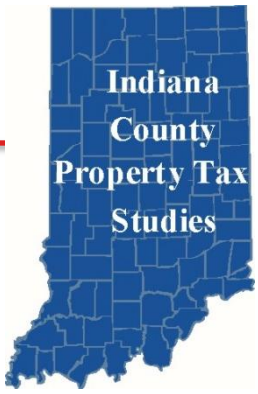
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*1,905*	*1,992*	*0*	*2,371*	*6,269*	*7,778,019*	*0.1%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*3,797*	*0.0%*
County Total	*1,905*	*1,992*	*0*	*2,371*	*6,269*	*7,781,816*	*0.1%*
Warren County	546	476	0	794	1,817	2,901,760	0.1%
Adams Township	0	14	0	0	14	16,819	0.1%
Jordan Township	0	0	0	2	2	14,859	0.0%
Kent Township	0	0	0	2	2	9,258	0.0%
Liberty Township	0	0	0	1	1	18,010	0.0%
Medina Township	0	0	0	0	0	13,917	0.0%
Mound Township	0	0	0	15	15	18,180	0.1%
Pike Township	8	0	0	10	18	10,091	0.2%
Pine Township	0	0	0	2	2	29,012	0.0%
Prairie Township	0	0	0	1	1	10,030	0.0%
Steuben Township	0	0	0	1	1	1,975	0.0%
Warren Township	0	0	0	4	4	9,175	0.0%
Washington Township	36	0	0	10	46	36,239	0.1%
Pine Village Civil Town	0	866	0	0	866	37,169	2.3%
State Line City Civil Town	0	0	0	25	25	21,329	0.1%
West Lebanon Civil Town	0	0	0	96	96	105,884	0.1%
Williamsport Civil Town	392	0	0	105	497	225,117	0.2%
Benton Community School Corp	0	0	0	58	58	764,811	0.0%
Covington Community School Corp	0	0	0	319	319	375,169	0.1%
M.S.D. Warren County School Corp	707	617	0	771	2,095	2,839,750	0.1%
West Lebanon Public Library	48	0	0	85	133	89,331	0.1%
Williamsport Public Library	146	0	0	39	185	118,358	0.2%
Warren County Solid Waste	21	18	0	31	70	111,776	0.1%
TIF - Pike TIF	0	0	0	0	0	3,797	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.

2012 Warrick County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Warrick County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Warrick County the average tax bill for all taxpayers increased by 3.6%. This tax bill rise was mainly the result of the 3.5% increase in the tax levy of all local government units. Certified net assessed value increased by 0.8%. Agricultural net assessments increased the most, but all other categories of property saw net assessment increases as well. Levy growth exceeded the net assessed value increase, so the average tax rate rose. Rates increased in all taxing districts. Warrick County tax rates are so low, however, that tax cap credits increased as a percent of the levy by only 0.1% in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	3.6%	$47,111,915	$2,826,074,838	1.4%
Change		3.5%	0.8%	0.1%
2011	-1.2%	$45,535,096	$2,803,768,473	1.3%

Homestead Property Taxes

Homestead property taxes increased 2.1% on average in Warrick County in 2012. Tax rates in all Warrick County tax districts increased, and the county average tax rate rose 2.6%. The percentage of Warrick County homesteads at their tax caps increased from 2.9% in 2011 to 3.2% in 2012. This helped hold the homestead tax bill increase below the rate increase. Warrick County has no local property tax credits.

Net Tax Bill Changes - All Property Types

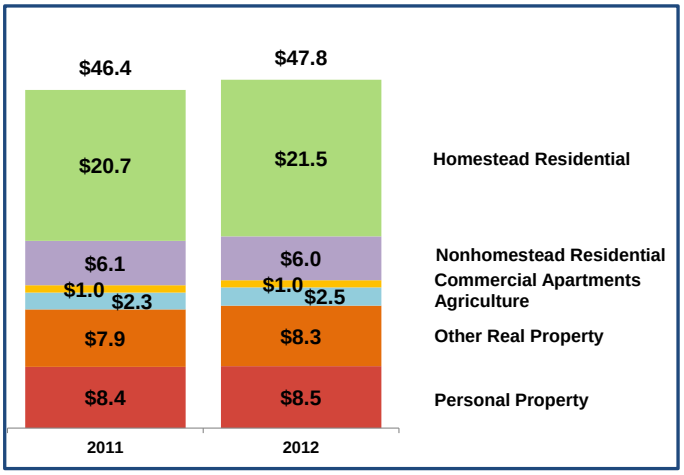
Most of Warrick County's 2012 net property taxes were paid by homeowners and by business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers increased 3.6% in Warrick County in 2012. Net taxes were higher for all property categories except nonhomestead residential (mostly small rentals and second homes), which saw a slight decrease.

Comparable Homestead Property Tax Changes in Warrick County

	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	15,516	88.5%
No Change	427	2.4%
Lower Tax Bill	1,599	9.1%
Average Change in Tax Bill	**2.1%**	
Detailed Change in Tax Bill		
20% or More	421	2.4%
10% to 19%	540	3.1%
1% to 9%	14,555	83.0%
0%	427	2.4%
-1% to -9%	1,159	6.6%
-10% to -19%	238	1.4%
-20% or More	202	1.2%
Total	**17,542**	**100.0%**

Note: Percentages may not total due to rounding.

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



Tax Rates, Levies, and Assessed Values

Property tax rates increased in all Warrick County tax districts. The average tax rate rose by 2.6%, because a levy increase exceeded a small increase in net assessed value.

Levies in Warrick County increased by 3.5%. The largest levy increase was in Warrick County School Corporation, due to increases in the debt service, transportation, and school pension debt funds. Anderson Township had the only significant levy decrease in 2012, mostly in the fire and cumulative fire funds.

Warrick County's total net assessed value increased 1.6% in 2012. Agricultural net assessments rose 12.4%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Other property types saw smaller net assessment increases.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$2,807,190,888	$2,845,675,210	1.4%	$1,334,249,843	$1,341,291,923	0.5%
Other Residential	393,579,418	400,565,640	1.8%	389,700,308	398,053,854	2.1%
Ag Business/Land	143,461,899	161,401,500	12.5%	143,298,037	161,122,322	12.4%
Business Real/Personal	1,355,177,263	1,255,025,408	-7.4%	1,015,306,620	1,027,505,592	1.2%
Total	**$4,699,409,468**	**$4,662,667,758**	**-0.8%**	**$2,882,554,808**	**$2,927,973,691**	**1.6%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Warrick County were $681,877, or 1.4% of the levy. This was much less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Warrick County's tax rates were lower than the state median.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category. Most of the rest is in the 1% homestead category. The largest percentage loss was in the city of Booneville, where district tax rates were near $3 per $100 assessed value. The largest dollar losses were in the city of Booneville, Warrick County School Corporation, and the county unit.

Tax cap credits increased in Warrick County in 2012 by $62,797, or 10.1%. The percentage of the levy lost to credits grew by 0.1%. There were no major changes in state policy to affect tax cap credits in 2012. Warrick County credits increased mainly because most district tax rates increased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$247,424	$274,457	$27,033	10.9%
2%	365,172	399,033	33,861	9.3%
3%	0	0	0	0.0%
Elderly	6,485	8,388	1,903	29.3%
Total	$619,081	$681,877	$62,797	10.1%
% of Levy	1.3%	1.4%		0.1%

Warrick County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	% Change 2009 - 2010	% Change 2010 - 2011	% Change 2011 - 2012
County Total	*67,515,689*	*44,422,738*	*45,433,418*	*45,535,096*	*47,111,915*	*-34.2%*	*2.3%*	*0.2%*	*3.5%*
State Unit	76,682	0	0	0	0	-100.0%			
Warrick County	14,333,766	13,041,949	12,974,135	13,592,029	13,937,228	-9.0%	-0.5%	4.8%	2.5%
Anderson Township	379,237	388,920	377,871	383,619	358,734	2.6%	-2.8%	1.5%	-6.5%
Boon Township	269,394	280,823	291,519	119,115	126,957	4.2%	3.8%	-59.1%	6.6%
Campbell Township	19,657	20,741	21,475	21,951	22,658	5.5%	3.5%	2.2%	3.2%
Greer Township	29,147	30,705	30,756	32,673	33,696	5.3%	0.2%	6.2%	3.1%
Hart Township	81,631	96,054	41,221	26,373	27,441	17.7%	-57.1%	-36.0%	4.0%
Lane Township	6,930	7,188	7,339	7,637	7,885	3.7%	2.1%	4.1%	3.2%
Ohio Township	743,022	803,638	591,018	583,206	602,729	8.2%	-26.5%	-1.3%	3.3%
Owen Township	36,201	28,929	29,691	30,198	31,235	-20.1%	2.6%	1.7%	3.4%
Pigeon Township	44,579	46,877	46,040	48,924	48,916	5.2%	-1.8%	6.3%	0.0%
Skelton Township	58,146	61,282	62,061	64,521	66,425	5.4%	1.3%	4.0%	3.0%
Boonville Civil City	2,352,236	2,377,528	2,462,976	2,923,919	2,999,985	1.1%	3.6%	18.7%	2.6%
Chandler Civil Town	394,349	404,150	403,080	419,756	481,635	2.5%	-0.3%	4.1%	14.7%
Elberfeld Civil Town	163,411	163,718	167,994	163,850	167,176	0.2%	2.6%	-2.5%	2.0%
Lynnville Civil Town	145,365	151,997	156,710	121,190	164,427	4.6%	3.1%	-22.7%	35.7%
Newburgh Civil Town	600,976	595,186	632,657	648,311	667,778	-1.0%	6.3%	2.5%	3.0%
Tennyson Civil Town	18,871	19,710	20,409	20,970	21,629	4.4%	3.5%	2.7%	3.1%
Warrick County School Corp	43,692,611	21,491,907	22,556,655	22,088,088	23,035,336	-50.8%	5.0%	-2.1%	4.3%
Newburgh - Ohio Township Public Library	1,874,802	2,108,115	2,188,316	2,224,143	2,236,087	12.4%	3.8%	1.6%	0.5%
Boonville-Warrick County Public Library	734,528	770,556	797,710	820,218	847,442	4.9%	3.5%	2.8%	3.3%
Warrick County Solid Waste Mgmt Dist	1,460,148	1,532,765	1,573,785	1,194,405	1,226,516	5.0%	2.7%	-24.1%	2.7%

Warrick County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
87001	Anderson Township	1.4893	--	--	--	--	--	--	1.4893
87002	Boon Township	1.7212	--	--	--	--	--	--	1.7212
87003	Boonville City	2.9804	--	--	--	--	--	--	2.9804
87005	Chandler Town-Boon Twp	1.9792	--	--	--	--	--	--	1.9792
87006	Campbell Township	1.4493	--	--	--	--	--	--	1.4493
87007	Greer Township	1.6051	--	--	--	--	--	--	1.6051
87008	Elberfeld Town	2.1274	--	--	--	--	--	--	2.1274
87009	Hart Township	1.6104	--	--	--	--	--	--	1.6104
87010	Lynnville Town	1.8449	--	--	--	--	--	--	1.8449
87011	Lane Township	1.4655	--	--	--	--	--	--	1.4655
87014	Newburgh Town	1.9823	--	--	--	--	--	--	1.9823
87015	Owen Township	1.5340	--	--	--	--	--	--	1.5340
87016	Pigeon Township	1.5148	--	--	--	--	--	--	1.5148
87017	Skelton Township	1.5257	--	--	--	--	--	--	1.5257
87018	Tennyson Town	2.0923	--	--	--	--	--	--	2.0923
87019	Ohio Township	1.5470	--	--	--	--	--	--	1.5470
87020	Chandler Town-Ohio Twp	2.0519	--	--	--	--	--	--	2.0519

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Warrick County 2012 Circuit Breaker Cap Credits

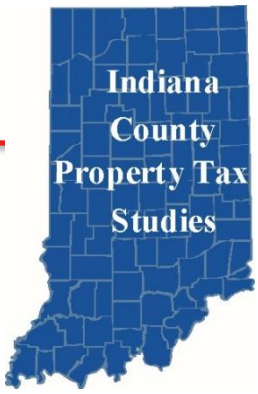
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*274,457*	*399,033*	*0*	*8,388*	*681,877*	*47,111,915*	*1.4%*
TIF Total	*0*	*0*	*0*	*0*	*0*	*2,076,872*	*0.0%*
County Total	*274,457*	*399,033*	*0*	*8,388*	*681,877*	*49,188,787*	*1.4%*
Warrick County	60,979	66,493	0	2,348	129,819	13,937,228	0.9%
Anderson Township	0	0	0	5	5	358,734	0.0%
Boon Township	1,416	3,470	0	47	4,934	126,957	3.9%
Campbell Township	0	0	0	4	4	22,658	0.0%
Greer Township	4	92	0	8	104	33,696	0.3%
Hart Township	20	0	0	0	21	27,441	0.1%
Lane Township	0	0	0	0	0	7,885	0.0%
Ohio Township	1,112	70	0	85	1,267	602,729	0.2%
Owen Township	0	0	0	1	1	31,235	0.0%
Pigeon Township	0	0	0	12	12	48,916	0.0%
Skelton Township	0	36	0	17	53	66,425	0.1%
Boonville Civil City	57,627	198,321	0	796	256,744	2,999,985	8.6%
Chandler Civil Town	329	2,720	0	217	3,265	481,635	0.7%
Elberfeld Civil Town	56	1,286	0	105	1,446	167,176	0.9%
Lynnville Civil Town	97	0	0	3	99	164,427	0.1%
Newburgh Civil Town	31,720	0	0	143	31,863	667,778	4.8%
Tennyson Civil Town	0	487	0	0	487	21,629	2.2%
Warrick County School Corp	101,607	111,039	0	3,885	216,530	23,035,336	0.9%
Newburgh - Ohio Township Public Library	10,697	750	0	353	11,800	2,236,087	0.5%
Boonville-Warrick County Public Library	3,383	8,358	0	153	11,894	847,442	1.4%
Warrick County Solid Waste Mgmt Dist	5,410	5,912	0	207	11,529	1,226,516	0.9%
Lynnville Hart Twp Fire Protection Terr	0	0	0	0	0	0	
TIF - State Rd 62 Corridor 002	0	0	0	0	0	332,277	0.0%
TIF - North West Campbell 006	0	0	0	0	0	2,710	0.0%
TIF - North West Warrick 007	0	0	0	0	0	1,748	0.0%
TIF - Epworth Rd Corridor 019	0	0	0	0	0	1,740,137	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.

2012 Washington County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Washington County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Washington County the average tax bill for all taxpayers decreased by 1.4%. This tax bill fall was mainly the result of the 3.6% decrease in the tax levy of all local government units. Certified net assessed value increased 6.6%. Agricultural assessments increased substantially, and other categories of property increased as well. Falling levies and rising assessed values caused tax rates to fall in all Washington County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell by 2.5% in Washington County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-1.4%	$18,100,482	$877,419,204	3.5%
Change		-3.6%	6.6%	-2.5%
2011	7.0%	$18,768,190	$823,032,369	6.0%

Homestead Property Taxes

Homestead property taxes decreased 8.9% on average in Washington County in 2012. Tax rates decreased in all Washington County tax districts. The county average tax rate fell by 9.5%. Washington County's large local homestead tax credit means that few homeowners qualify for tax cap credits. The percentage of Washington County homesteads at their tax caps dropped from 3.1% in 2011 to 2.0% in 2012.

Comparable Homestead Property Tax Changes in Washington County

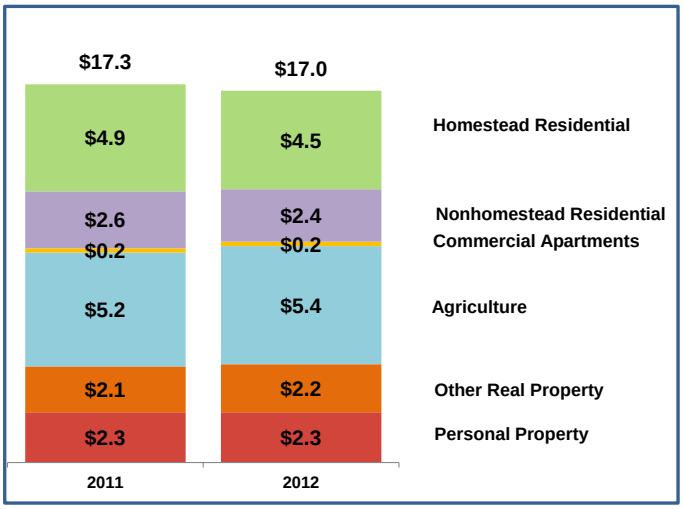
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,408	18.2%
No Change	225	2.9%
Lower Tax Bill	6,121	78.9%
Average Change in Tax Bill	**-8.9%**	
Detailed Change in Tax Bill		
20% or More	619	8.0%
10% to 19%	251	3.2%
1% to 9%	538	6.9%
0%	225	2.9%
-1% to -9%	1,745	22.5%
-10% to -19%	3,065	39.5%
-20% or More	1,311	16.9%
Total	**7,754**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Washington County's net property taxes were spread among agricultural property owners, business owners (other real and personal property), and homeowners. Net tax bills decreased on homesteads and nonhomestead residential property (mostly small rentals and second homes). Net taxes increased on agricultural property, commercial apartments, and business property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all Washington County tax districts. The average tax rate fell by 9.5%, because of a levy decrease and an increase in net assessed value.

Levies in Washington County decreased by 3.6%. Salem Community School Corporation had large decreases in its bus replacement, debt service, and capital projects funds. East Washington Schools saw decreases in its debt service and bus replacement funds. The largest levy increase was in the county unit, primarily due to increases in the general fund and the cumulative bridge fund.

Washington County's total net assessed value increased 6.6% in 2012. Agricultural net assessments rose 15.1%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. All other categories of property also faced increases in their net assessments.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$766,873,171	$778,569,490	1.5%	$284,165,574	$286,452,131	0.8%
Other Residential	121,824,560	125,053,960	2.7%	120,481,618	124,081,481	3.0%
Ag Business/Land	264,541,800	305,197,100	15.4%	263,814,019	303,695,329	15.1%
Business Real/Personal	214,927,439	228,163,427	6.2%	174,791,517	184,946,309	5.8%
Total	**$1,368,166,970**	**$1,436,983,977**	**5.0%**	**$843,252,728**	**$899,175,250**	**6.6%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Washington County were $627,546, or 3.5% of the levy. This was less than the state average percentage of the levy of 9.2%, but near the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Washington County's tax rates were near the state median.

More than three-quarters of the total tax cap credits were in the 2% nonhomestead/farmland category. The largest percentage losses were in the city of Salem, the town of Campbellsburg, and the Salem Public Library District, where district tax rates were above $2 per $100 assessed value, and for one district above $3. The largest dollar losses were in the city of Salem, the Salem School Corporation, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased in Washington County in 2012 by $499,430, or 44.3%. The percentage of the levy lost to credits fell by 2.5%. There were no major changes in state policy to affect tax cap credits in 2012. County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$109,041	$53,653	-$55,388	-50.8%
2%	666,925	482,137	-184,788	-27.7%
3%	321,566	67,178	-254,388	-79.1%
Elderly	29,443	24,578	-4,865	-16.5%
Total	$1,126,976	$627,546	-$499,430	-44.3%
% of Levy	6.0%	3.5%		-2.5%

Washington County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	% Change 2009 - 2010	% Change 2010 - 2011	% Change 2011 - 2012
County Total	*25,118,110*	*17,686,658*	*17,793,579*	*18,768,190*	*18,100,482*	*-29.6%*	*0.6%*	*5.5%*	*-3.6%*
State Unit	23,290	0	0	0	0	-100.0%			
Washington County	5,474,208	4,260,725	4,392,832	4,595,814	4,725,781	-22.2%	3.1%	4.6%	2.8%
Brown Township	18,559	19,439	20,076	19,975	21,140	4.7%	3.3%	-0.5%	5.8%
Franklin Township	42,555	45,983	46,926	48,344	49,898	8.1%	2.1%	3.0%	3.2%
Gibson Township	24,620	37,852	37,112	38,291	39,025	53.7%	-2.0%	3.2%	1.9%
Howard Township	10,899	11,367	11,823	12,046	12,438	4.3%	4.0%	1.9%	3.3%
Jackson Township	34,133	34,188	52,327	51,828	53,195	0.2%	53.1%	-1.0%	2.6%
Jefferson Township	14,545	14,802	15,683	15,964	25,290	1.8%	6.0%	1.8%	58.4%
Madison Township	19,725	20,022	21,296	21,780	28,539	1.5%	6.4%	2.3%	31.0%
Monroe Township	38,451	36,931	32,645	25,489	26,449	-4.0%	-11.6%	-21.9%	3.8%
Pierce Township	41,569	41,219	41,699	42,671	43,411	-0.8%	1.2%	2.3%	1.7%
Polk Township	41,372	40,908	41,853	42,045	42,697	-1.1%	2.3%	0.5%	1.6%
Posey Township	42,992	45,262	46,243	62,198	62,790	5.3%	2.2%	34.5%	1.0%
Vernon Township	16,815	17,682	18,345	18,764	19,377	5.2%	3.7%	2.3%	3.3%
Washington Township	158,777	154,620	160,109	162,083	137,691	-2.6%	3.5%	1.2%	-15.0%
Salem Civil City	2,371,958	2,382,134	2,376,015	2,441,824	2,511,052	0.4%	-0.3%	2.8%	2.8%
Campbellsburg Civil Town	63,136	68,747	69,743	72,053	74,445	8.9%	1.4%	3.3%	3.3%
Fredericksburg Civil Town	0	0	0	0	0				
Hardinsburg Civil Town	5,710	5,997	6,214	6,363	6,558	5.0%	3.6%	2.4%	3.1%
Little York Civil Town	810	844	874	889	917	4.2%	3.6%	1.7%	3.1%
Livonia Civil Town	2,404	2,435	2,642	2,696	2,781	1.3%	8.5%	2.0%	3.2%
New Pekin Civil Town	114,187	127,482	128,686	133,881	138,150	11.6%	0.9%	4.0%	3.2%
Saltillo Civil Town	0	0	0	0	0				
Salem Community School Corp	6,921,860	3,949,816	4,069,926	4,246,280	3,688,252	-42.9%	3.0%	4.3%	-13.1%
East Washington School Corp	4,906,176	2,854,054	2,799,383	3,222,915	2,815,135	-41.8%	-1.9%	15.1%	-12.7%
West Washington School Corp	3,702,493	2,458,447	2,276,358	2,357,378	2,403,888	-33.6%	-7.4%	3.6%	2.0%
Salem Public Library	310,350	342,274	344,707	328,287	330,448	10.3%	0.7%	-4.8%	0.7%
Brown-Vernon Fire District	75,147	79,722	82,857	82,607	88,675	6.1%	3.9%	-0.3%	7.3%
Washington County Solid Waste Mgmt Dist	611,372	602,149	664,108	681,471	703,690	-1.5%	10.3%	2.6%	3.3%
Blue River Fire Protection District	29,997	31,557	33,097	34,254	48,770	5.2%	4.9%	3.5%	42.4%

Washington County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
88001	Brown Township	1.9294	--	--	18.4900%	--	--	--	1.5727
88002	Campbellsburg Town	2.5064	--	--	18.4900%	--	--	--	2.0430
88003	Saltillo Town	1.9294	--	--	18.4900%	--	--	--	1.5727
88004	Franklin Township	1.7852	--	--	18.4900%	--	--	--	1.4551
88005	Gibson Township	1.6140	--	--	18.4900%	--	--	--	1.3156
88006	Little York Town	1.6417	--	--	18.4900%	--	--	--	1.3381
88007	Howard Township	1.9010	--	--	18.4900%	--	--	--	1.5495
88008	Jackson Township	1.8072	--	--	18.4900%	--	--	--	1.4730
88009	Jefferson Township	1.6063	--	--	18.4900%	--	--	--	1.3093
88010	Madison Township	1.8922	--	--	18.4900%	--	--	--	1.5423
88011	Livonia Town	1.9128	--	--	18.4900%	--	--	--	1.5591
88012	Monroe Township	1.6372	--	--	18.4900%	--	--	--	1.3345
88013	Pierce Township	1.7816	--	--	18.4900%	--	--	--	1.4522
88014	New Pekin Town-Pierce Twp	2.2816	--	--	18.4900%	--	--	--	1.8597
88015	Polk Township	1.7756	--	--	18.4900%	--	--	--	1.4473
88016	New Pekin Town-Polk Twp	2.2915	--	--	18.4900%	--	--	--	1.8678
88017	Posey Township	1.8916	--	--	18.4900%	--	--	--	1.5418
88018	Fredericksburg Town	1.8104	--	--	18.4900%	--	--	--	1.4757
88019	Hardinsburg Town	1.9651	--	--	18.4900%	--	--	--	1.6018
88020	Vernon Township	1.9248	--	--	18.4900%	--	--	--	1.5689
88021	Washington Township	1.7091	--	--	18.4900%	--	--	--	1.3931
88022	Salem City	3.0934	--	--	18.4900%	--	--	--	2.5214

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Washington County 2012 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	*53,653*	*482,128*	*66,931*	*24,578*	*627,290*	*18,100,482*	*3.5%*
TIF Total	*0*	*8*	*247*	*0*	*256*	*77,009*	*0.3%*
County Total	*53,653*	*482,137*	*67,178*	*24,578*	*627,546*	*18,177,491*	*3.5%*
Washington County	9,342	86,421	11,654	6,268	113,684	4,725,781	2.4%
Brown Township	0	426	0	37	463	21,140	2.2%
Franklin Township	0	0	0	92	92	49,898	0.2%
Gibson Township	0	0	0	49	49	39,025	0.1%
Howard Township	0	0	0	15	15	12,438	0.1%
Jackson Township	0	0	0	116	116	53,195	0.2%
Jefferson Township	0	0	0	15	15	25,290	0.1%
Madison Township	0	0	0	15	15	28,539	0.1%
Monroe Township	0	0	0	15	15	26,449	0.1%
Pierce Township	0	158	0	33	191	43,411	0.4%
Polk Township	0	168	0	35	203	42,697	0.5%
Posey Township	0	0	0	134	134	62,790	0.2%
Vernon Township	0	0	0	18	18	19,377	0.1%
Washington Township	82	661	102	169	1,013	137,691	0.7%
Salem Civil City	25,449	206,290	31,748	3,831	267,318	2,511,052	10.6%
Campbellsburg Civil Town	0	4,754	0	135	4,888	74,445	6.6%
Fredericksburg Civil Town	0	0	0	0	0	0	
Hardinsburg Civil Town	0	0	0	0	0	6,558	0.0%
Little York Civil Town	0	0	0	6	6	917	0.7%
Livonia Civil Town	0	0	0	0	0	2,781	0.0%
New Pekin Civil Town	0	6,382	0	165	6,548	138,150	4.7%
Saltillo Civil Town	0	0	0	0	0	0	
Salem Community School Corp	15,593	126,392	19,451	4,678	166,114	3,688,252	4.5%
East Washington School Corp	0	12,672	0	3,880	16,552	2,815,135	0.6%
West Washington School Corp	0	9,481	0	3,306	12,787	2,403,888	0.5%
Salem Public Library	1,797	14,565	2,242	456	19,059	330,448	5.8%
Southwest Washington Fire Protection Dist	0	0	0	0	0	0	
Brown-Vernon Fire District	0	891	0	117	1,008	88,675	1.1%
Washington County Solid Waste Mgmt Dist	1,391	12,869	1,735	933	16,928	703,690	2.4%
Blue River Fire Protection District	0	0	0	58	58	48,770	0.1%
TIF - Airport	0	0	0	0	0	0	
TIF - Washington County TIF	0	0	0	0	0	0	
TIF - Washington EDA	0	0	0	0	0	44,210	0.0%
TIF - Salem Allocation Area No. 1	0	8	247	0	256	32,798	0.8%

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.

2012 Wayne County Property Tax Report with Comparison to 2011

Legislative Services Agency August 2012

This report describes property tax changes in Wayne County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Wayne County the average tax bill for all taxpayers decreased by 1.7%. This tax bill drop was the result of a 2.2% increase in the tax levy of all local government units and a 0.7% increase in certified net assessed value. Homestead, other residential, and business gross assessments fell, which may have been a legacy of the recession. Agricultural assessments increased substantially. The levy increased slightly more than net assessed value, but tax rates fell in about two-thirds of Wayne County tax districts. Wayne County's tax cap credits as a percentage of levies rose 1.5% in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-1.7%	$61,591,025	$2,281,434,058	10.3%
Change		2.2%	0.7%	1.5%
2011	-1.4%	$60,285,065	$2,264,931,511	8.8%

Homestead Property Taxes

Homestead property taxes decreased 1.1% on average in Wayne County in 2012. The county average tax rate rose by 1.4%, though tax rates in most Wayne County tax districts decreased. Homestead gross assessed values fell in 2012, which may account for the tax bill decrease. The percentage of Wayne County homesteads at their tax caps fell slightly from 20.8% in 2011 to 20.3% in 2012.

Comparable Homestead Property Tax Changes in Wayne County

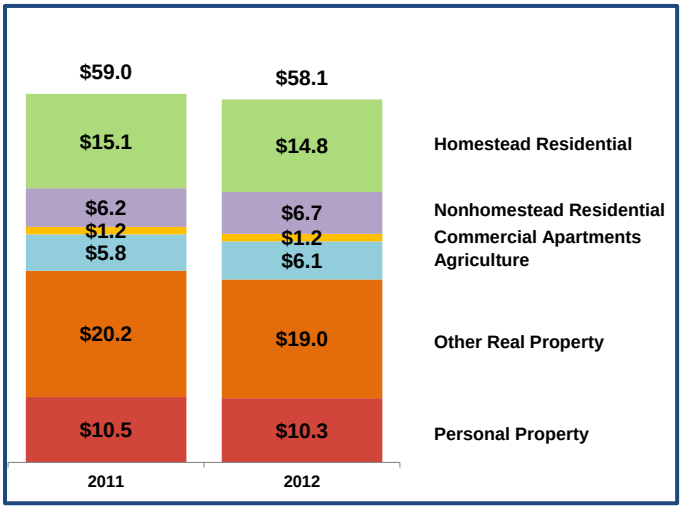
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	7,919	43.5%
No Change	2,718	14.9%
Lower Tax Bill	7,566	41.6%
Average Change in Tax Bill	**-1.1%**	
Detailed Change in Tax Bill		
20% or More	521	2.9%
10% to 19%	391	2.1%
1% to 9%	7,007	38.5%
0%	2,718	14.9%
-1% to -9%	5,745	31.6%
-10% to -19%	1,182	6.5%
-20% or More	639	3.5%
Total	**18,203**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Wayne County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers decreased 1.7% in Wayne County in 2012. Net taxes were higher for agricultural and nonhomestead residential property (mostly smaller rentals and second homes). Net taxes were lower for homesteads, commercial apartments, and other real and personal property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in about two-thirds of Wayne County tax districts. Still, the average tax rate rose by 1.4%, because levies increased by more than net assessed values.

Levies in Wayne County increased by 2.2%. The largest levy increase was in the city of Richmond unit, mainly due to a significant increase in the general fund. The Richmond Sanitary unit had a large decrease in the special sanitary general fund. That increase was offset by a similar-sized decrease in the Richmond city general fund. The Richmond Community School Corporation and the county unit also had large levy increases.

Wayne County's total net assessed value decreased 1.2% in 2012. Agricultural net assessments rose 10.1%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 2.8%. This large decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$1,894,335,483	$1,875,561,900	-1.0%	$687,338,186	$700,512,510	1.9%
Other Residential	345,061,500	335,693,900	-2.7%	342,925,569	333,688,385	-2.7%
Ag Business/Land	296,296,800	326,809,700	10.3%	296,004,996	325,801,509	10.1%
Business Real/Personal	1,613,823,157	1,520,164,285	-5.8%	1,090,303,071	1,027,856,578	-5.7%
Total	**$4,149,516,940**	**$4,058,229,785**	**-2.2%**	**$2,416,571,822**	**$2,387,858,982**	**-1.2%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Wayne County were $6.6 million, or 10.3% of the levy. This was more than the state average percentage of the levy of 9.2%, and much more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Wayne County's tax rates were higher than the state average.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest credit increases in 2012 were in the 3% business real and personal category. The largest percentage losses were in Hagerstown, and Centerville and Greens Fork towns, where district tax rates were more than $3 per $100 assessed value. The largest dollar losses were in Richmond and the county unit.

Tax Cap Credits by Category

Tax cap credits increased in Wayne County in 2012 by almost $1.1 million, or 18.8%. The percentage of the levy lost to credits increased by 1.5%. There were no major changes in state policy to affect tax cap credits in 2012. Wayne County credits increased mainly because of tax increases in Richmond taxing districts, where much business property is located.

Tax Cap Category	2011	2012	Difference	% Change
1%	$1,657,265	$1,763,770	$106,505	6.4%
2%	3,543,795	3,879,695	335,900	9.5%
3%	365,185	969,192	604,007	165.4%
Elderly	14,641	18,490	3,849	26.3%
Total	$5,580,886	$6,631,147	$1,050,260	18.8%
% of Levy	8.8%	10.3%		1.5%

Wayne County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*82,868,889*	*58,480,756*	*61,283,040*	*60,285,065*	*61,591,025*	*-29.4%*	*4.8%*	*-1.6%*	*2.2%*
State Unit	63,687	0	0	0	0	-100.0%			
Wayne County	16,386,005	15,877,344	15,869,920	16,393,575	16,973,869	-3.1%	0.0%	3.3%	3.5%
Abington Township	50,885	50,691	52,517	37,879	38,415	-0.4%	3.6%	-27.9%	1.4%
Boston Township	82,398	81,528	74,719	62,673	64,027	-1.1%	-8.4%	-16.1%	2.2%
Center Township	84,796	86,774	90,431	92,473	127,175	2.3%	4.2%	2.3%	37.5%
Clay Township	51,205	51,117	53,132	54,796	56,363	-0.2%	3.9%	3.1%	2.9%
Dalton Township	8,249	8,229	10,343	10,571	10,551	-0.2%	25.7%	2.2%	-0.2%
Franklin Township	38,128	39,554	40,688	38,636	39,142	3.7%	2.9%	-5.0%	1.3%
Greene Township	60,606	62,920	64,327	65,454	67,361	3.8%	2.2%	1.8%	2.9%
Harrison Township	20,148	20,980	21,753	22,492	23,223	4.1%	3.7%	3.4%	3.3%
Jackson Township	105,300	103,463	111,482	113,730	117,405	-1.7%	7.8%	2.0%	3.2%
Jefferson Township	78,961	82,214	84,638	84,473	69,716	4.1%	2.9%	-0.2%	-17.5%
New Garden Township	58,380	59,691	61,306	26,514	28,070	2.2%	2.7%	-56.8%	5.9%
Perry Township	45,852	46,113	47,662	48,781	50,317	0.6%	3.4%	2.3%	3.1%
Washington Township	29,794	29,276	30,296	30,563	31,190	-1.7%	3.5%	0.9%	2.1%
Wayne Township	967,394	993,777	1,030,746	1,056,271	1,084,126	2.7%	3.7%	2.5%	2.6%
Webster Township	64,454	70,086	72,068	59,272	59,473	8.7%	2.8%	-17.8%	0.3%
Richmond Civil City	15,363,326	13,779,842	14,435,116	13,919,308	15,798,665	-10.3%	4.8%	-3.6%	13.5%
Boston Civil Town	2,042	2,100	2,182	2,238	2,320	2.8%	3.9%	2.6%	3.7%
Cambridge City Civil Town	550,285	558,507	585,890	599,230	581,366	1.5%	4.9%	2.3%	-3.0%
Centerville Civil Town	476,016	504,848	496,234	511,480	547,433	6.1%	-1.7%	3.1%	7.0%
Dublin Civil Town	46,391	46,855	49,829	50,701	52,668	1.0%	6.3%	1.7%	3.9%
East Germantown Civil Town	10,262	10,955	11,328	11,705	12,083	6.8%	3.4%	3.3%	3.2%
Economy Civil Town	18,586	19,162	20,036	20,585	21,286	3.1%	4.6%	2.7%	3.4%
Fountain City Civil Town	111,085	114,503	119,878	181,404	142,123	3.1%	4.7%	51.3%	-21.7%
Greens Fork Civil Town	59,846	62,130	62,129	65,240	67,424	3.8%	0.0%	5.0%	3.3%
Hagerstown Civil Town	646,579	661,247	696,094	722,870	738,117	2.3%	5.3%	3.8%	2.1%
Milton Civil Town	57,797	58,862	61,488	63,055	63,094	1.8%	4.5%	2.5%	0.1%
Mount Auburn Civil Town	7,367	6,076	6,076	6,050	6,075	-17.5%	0.0%	-0.4%	0.4%
Spring Grove Civil Town	75,385	78,372	78,362	82,997	85,774	4.0%	0.0%	5.9%	3.3%
Whitewater Civil Town	0	0	0	0	0				
Nettle Creek School Corp	3,724,815	1,991,289	2,151,793	2,017,975	2,226,050	-46.5%	8.1%	-6.2%	10.3%
Western Wayne School Corp	3,346,611	1,825,794	1,911,062	1,902,076	1,682,206	-45.4%	4.7%	-0.5%	-11.6%
Centerville-Abington Comm School Corp	6,577,015	3,463,382	3,999,709	3,784,334	3,573,873	-47.3%	15.5%	-5.4%	-5.6%
Northeastern Wayne School Corp	3,419,485	1,992,816	2,152,167	2,267,163	2,069,213	-41.7%	8.0%	5.3%	-8.7%
Richmond Community School Corp	22,613,573	8,624,174	9,190,175	8,189,293	9,125,742	-61.9%	6.6%	-10.9%	11.4%
Cambridge City Public Library	123,516	127,950	132,531	308,787	309,115	3.6%	3.6%	133.0%	0.1%
Centerville Public Library	320,665	355,839	371,708	323,154	371,843	11.0%	4.5%	-13.1%	15.1%
Dublin Public Library	16,589	16,899	17,613	18,253	18,869	1.9%	4.2%	3.6%	3.4%
Hagerstown Public Library	180,995	185,670	194,632	201,055	208,358	2.6%	4.8%	3.3%	3.6%
Richmond-Morrisson-Reeves Public Library	1,591,754	1,186,225	1,501,025	1,533,260	1,589,039	-25.5%	26.5%	2.1%	3.6%
Wayne County Contractual Library	108,817	76,445	100,332	102,374	105,725	-29.7%	31.2%	2.0%	3.3%
Richmond Sanitary	4,956,066	5,067,057	5,219,623	5,202,325	3,352,141	2.2%	3.0%	-0.3%	-35.6%
W. U. R. Solid Waste Management District	0	0	0	0	0				
Richmond Redevelopment Commission	267,779	0	0	0	0	-100.0%			

Wayne County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
89001	Abington Township	2.2186	--	--	--	--	--	--	2.2186
89002	Boston Township	1.5496	--	--	--	--	--	--	1.5496
89003	Boston Town	1.5440	--	--	--	--	--	--	1.5440
89004	Center Township	2.3270	--	--	--	--	--	--	2.3270
89005	Center Township - Sanitary	2.5783	--	--	--	--	--	--	2.5783
89006	Richmond City -Center Twp	3.8237	--	--	--	--	--	--	3.8237
89007	Centerville Town	3.3200	--	--	--	--	--	--	3.3200
89008	Clay Township	1.9547	--	--	--	--	--	--	1.9547
89009	Greens Fork Town	3.4439	--	--	--	--	--	--	3.4439
89010	Dalton Township	1.8429	--	--	--	--	--	--	1.8429
89011	Franklin Township	1.8852	--	--	--	--	--	--	1.8852
89012	Whitewater Town	1.8282	--	--	--	--	--	--	1.8282
89013	Greene Township	1.9565	--	--	--	--	--	--	1.9565
89014	Harrison Township	1.8896	--	--	--	--	--	--	1.8896
89015	Jackson Township	1.9756	--	--	--	--	--	--	1.9756
89016	Cambridge City Town	3.2889	--	--	--	--	--	--	3.2889
89017	Dublin Town	2.4850	--	--	--	--	--	--	2.4850
89018	East Germantown Town	2.2248	--	--	--	--	--	--	2.2248
89019	Mount Auburn Town	2.1602	--	--	--	--	--	--	2.1602
89020	Jefferson Township	2.0463	--	--	--	--	--	--	2.0463
89021	Hagerstown Town	3.6007	--	--	--	--	--	--	3.6007
89022	New Garden Township	1.9102	--	--	--	--	--	--	1.9102
89023	Fountain City Town	2.8962	--	--	--	--	--	--	2.8962
89024	Perry Township	1.9819	--	--	--	--	--	--	1.9819
89025	Economy Town	2.9667	--	--	--	--	--	--	2.9667
89026	Washington Township	1.9211	--	--	--	--	--	--	1.9211
89027	Milton Town	3.0189	--	--	--	--	--	--	3.0189
89028	Wayne Township	1.8714	--	--	--	--	--	--	1.8714
89029	Wayne Township - Sanitary	2.1227	--	--	--	--	--	--	2.1227
89030	Richmond City -Wayne Twp	3.0974	--	--	--	--	--	--	3.0974
89031	Spring Grove Town	2.3879	--	--	--	--	--	--	2.3879
89032	Webster Township	1.9672	--	--	--	--	--	--	1.9672
89033	Richmond Boston Twp Airport	2.9914	--	--	--	--	--	--	2.9914
89034	Richmond City-Webster Twp	3.3917	--	--	--	--	--	--	3.3917
89035	Centerville North	2.2692	--	--	--	--	--	--	2.2692

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Wayne County 2012 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	*1,762,570*	*3,799,188*	*880,867*	*18,487*	*6,461,111*	*61,591,025*	*10.5%*
TIF Total	*1,199*	*80,508*	*88,325*	*3*	*170,036*	*3,061,926*	*5.6%*
County Total	*1,763,770*	*3,879,695*	*969,192*	*18,490*	*6,631,147*	*64,652,951*	*10.3%*
Wayne County	431,749	920,163	201,432	4,978	1,558,321	16,973,869	9.2%
Abington Township	707	1,629	0	13	2,348	38,415	6.1%
Boston Township	2	0	0	8	10	64,027	0.0%
Center Township	4,206	6,742	606	19	11,572	127,175	9.1%
Clay Township	12	227	45	10	295	56,363	0.5%
Dalton Township	0	0	0	1	1	10,551	0.0%
Franklin Township	35	0	0	0	35	39,142	0.1%
Greene Township	16	0	0	0	16	67,361	0.0%
Harrison Township	0	0	0	0	0	23,223	0.0%
Jackson Township	1,144	4,336	1,284	26	6,789	117,405	5.8%
Jefferson Township	1,171	2,089	1,173	25	4,458	69,716	6.4%
New Garden Township	131	652	0	4	787	28,070	2.8%
Perry Township	36	165	0	0	201	50,317	0.4%
Washington Township	36	192	1	2	230	31,190	0.7%
Wayne Township	22,202	39,075	7,357	670	69,303	1,084,126	6.4%
Webster Township	41	1	0	8	51	59,473	0.1%
Richmond Civil City	553,665	1,199,712	274,209	4,761	2,032,347	15,798,665	12.9%
Boston Civil Town	0	0	0	0	0	2,320	0.0%
Cambridge City Civil Town	17,113	61,422	21,736	171	100,442	581,366	17.3%
Centerville Civil Town	35,418	80,642	11,301	29	127,390	547,433	23.3%
Dublin Civil Town	145	3,493	0	0	3,638	52,668	6.9%
East Germantown Civil Town	1	478	0	1	479	12,083	4.0%
Economy Civil Town	0	3,505	0	0	3,505	21,286	16.5%
Fountain City Civil Town	2,375	14,193	0	23	16,591	142,123	11.7%
Greens Fork Civil Town	386	12,179	2,437	0	15,002	67,424	22.2%
Hagerstown Civil Town	48,046	73,627	51,115	836	173,623	738,117	23.5%
Milton Civil Town	610	10,714	65	33	11,421	63,094	18.1%
Mount Auburn Civil Town	17	145	0	0	162	6,075	2.7%
Spring Grove Civil Town	815	3,047	0	33	3,896	85,774	4.5%
Whitewater Civil Town	0	0	0	0	0	0	
Nettle Creek School Corp	31,886	62,496	34,093	684	129,159	2,226,050	5.8%
Western Wayne School Corp	14,029	59,944	15,182	292	89,447	1,682,206	5.3%
Centerville-Abington Comm School Corp	122,529	233,218	51,969	537	408,253	3,573,873	11.4%
Northeastern Wayne School Corp	3,780	14,315	12	139	18,246	2,069,213	0.9%
Richmond Community School Corp	282,451	594,270	117,326	3,328	997,375	9,125,742	10.9%
Cambridge City Public Library	2,678	10,463	2,952	57	16,150	309,115	5.2%
Centerville Public Library	13,728	25,675	6,304	45	45,753	371,843	12.3%
Dublin Public Library	52	1,251	0	0	1,303	18,869	6.9%
Hagerstown Public Library	5,978	9,825	6,195	114	22,113	208,358	10.6%
Richmond-Morrisson-Reeves Public Library	50,934	107,167	21,158	593	179,851	1,589,039	11.3%
Wayne County Contractual Library	295	1,078	40	11	1,425	105,725	1.3%
Richmond Sanitary	114,149	241,056	52,877	1,040	409,121	3,352,141	12.2%
W. U. R. Solid Waste Management District	0	0	0	0	0	0	
Richmond Redevelopment Commission	0	0	0	0	0	0	
TIF - Johns Manville	0	0	8,825	0	8,825	427,993	2.1%
TIF - Richmond Center	0	0	31,308	0	31,308	392,227	8.0%
TIF - Richmond Center Exp.	0	0	4,723	0	4,723	50,951	9.3%
TIF - Richmond Wayne	1,199	80,508	43,469	3	125,180	1,922,995	6.5%
TIF - Richmond Wayne Exp.	0	0	0	0	0	0	
TIF - DOT Foods	0	0	0	0	0	219,655	0.0%
TIF - Taconic Farms	0	0	0	0	0	48,105	0.0%

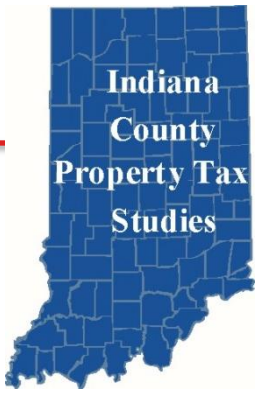
Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the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

2012 Wells County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Wells County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Wells County the average tax bill for all taxpayers increased by 1.1%. This tax bill rise was mainly the result of a slight 0.2% increase in the tax levy of all local government units and an increase in certified net assessed value of 3.6%. Agricultural and business net assessments increased the most. The net assessed value increase exceeded the slight levy rise, so the average tax rate decreased. Wells County local property tax credits were high, so few taxpayers qualified for tax cap credits. Credits as a percent of the levy were almost unchanged.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	1.1%	$18,689,043	$1,235,439,706	0.3%
Change		0.2%	3.6%	0.1%
2011	12.5%	$18,659,688	$1,192,346,932	0.3%

Homestead Property Taxes

Homestead property taxes decreased 4.5% on average in Wells County in 2012. Tax rates fell in more than two-thirds of Wells County tax districts, and the county average tax rate decreased by 3.3%. The drop in tax rates explains the lower homestead tax bills. Low tax rates and high local credits in Wells County meant that no homesteads qualified for tax cap credits.

Comparable Homestead Property Tax Changes in Wells County

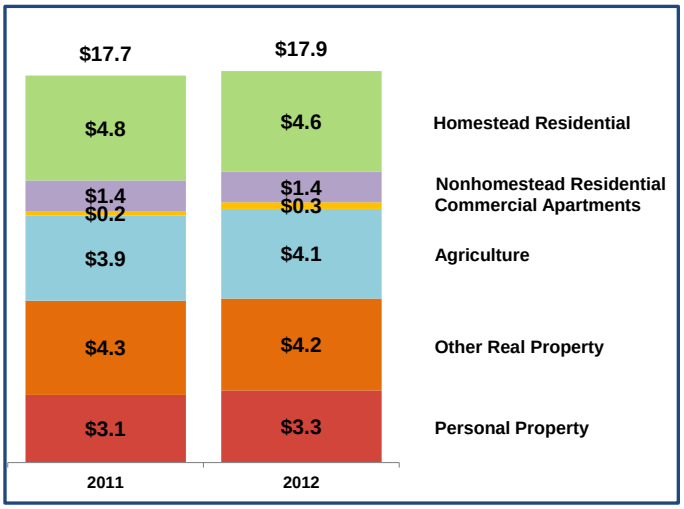
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,013	24.5%
No Change	98	1.2%
Lower Tax Bill	6,089	74.3%
Average Change in Tax Bill	**-4.5%**	
Detailed Change in Tax Bill		
20% or More	385	4.7%
10% to 19%	356	4.3%
1% to 9%	1,272	15.5%
0%	98	1.2%
-1% to -9%	3,513	42.8%
-10% to -19%	1,725	21.0%
-20% or More	851	10.4%
Total	**8,200**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Wells County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal), by homeowners, and by owners of agricultural property. Net tax bills for all taxpayers increased 1.1% in Wells County in 2012. Tax bills were much higher for commercial apartments and higher for business personal property, agricultural property, and nonhomestead residential property (mostly small rentals and second homes). Net taxes were lower on homesteads and business real property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in more than two-thirds of Wells County tax districts. The average tax rate fell by 3.3%, because a small levy increase was offset by a larger increase in net assessed value.

Levies in Wells County increased slightly by 0.2%. The largest levy increase was in Bluffton-Harrison School Corporation, which had increases in its debt service and transportation funds. The Southern Wells School Corporation had large decreases in the capital projects fund, referendum fund (exempt operating), and debt service fund, while Northern Wells Schools saw decreases in its capital projects and bus replacement funds.

Wells County's total net assessed value increased 4.5% in 2012. Agricultural net assessments rose 12.2%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments rose 1.9%. Business assessments increased 3.1%.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$1,016,311,595	$1,011,637,329	-0.5%	$421,482,470	$425,328,924	0.9%
Other Residential	92,719,000	93,608,930	1.0%	91,987,936	93,141,498	1.3%
Ag Business/Land	311,574,994	350,569,318	12.5%	310,795,614	348,669,677	12.2%
Business Real/Personal	615,823,911	596,209,051	-3.2%	408,979,500	421,700,054	3.1%
Total	**$2,036,429,500**	**$2,052,024,628**	**0.8%**	**$1,233,245,520**	**$1,288,840,153**	**4.5%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Wells County were $66,198, or 0.3% of the levy. This was much less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Wells County's tax rates were lower than the state average and the state median. Homestead and other residential tax bills were further reduced by local property tax credits.

More than half of the total tax cap credits were in the elderly category, which limits increases in tax bills of homesteads owned by people 65 and over to 2% per year. The rest was in the 2% nonhomestead/farmland category. The largest percentage losses were in the Huntington Library District and the town of Markle, which are partly in Huntington County. District tax rates for these units were above $2 per $100 assessed value. The largest dollar losses were in the Northern Wells and Bluffton-Harrison School Corporations and the town of Markle.

Tax Cap Credits by Category

Tax cap credits increased in Wells County in 2012 by $9,807, or 17.4%. The percentage of the levy lost to credits was almost unchanged and remained very low. There were no major changes in state policy to affect tax cap credits in 2012. Wells County credits increased despite the drop in most tax rates, because of small tax rate increases in districts with large amounts of rental housing.

Tax Cap Category	2011	2012	Difference	% Change
1%	$116	$0	-$116	-100.0%
2%	14,708	30,836	16,128	109.6%
3%	0	0	0	0.0%
Elderly	41,567	35,362	-6,205	-14.9%
Total	$56,391	$66,198	$9,807	17.4%
% of Levy	0.3%	0.3%		0.1%

Wells County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*29,168,567*	*17,795,686*	*18,225,963*	*18,659,688*	*18,689,043*	*-39.0%*	*2.4%*	*2.4%*	*0.2%*
State Unit	32,733	0	0	0	0	-100.0%			
Wells County	4,260,700	3,621,671	3,484,462	3,540,078	3,627,251	-15.0%	-3.8%	1.6%	2.5%
Chester Township	26,412	26,303	26,475	26,363	27,043	-0.4%	0.7%	-0.4%	2.6%
Harrison Township	117,437	107,580	105,681	104,993	106,170	-8.4%	-1.8%	-0.7%	1.1%
Jackson Township	14,324	14,401	13,988	13,934	14,102	0.5%	-2.9%	-0.4%	1.2%
Jefferson Township	68,875	64,571	63,818	63,101	62,833	-6.2%	-1.2%	-1.1%	-0.4%
Lancaster Township	61,762	61,302	59,661	59,533	60,058	-0.7%	-2.7%	-0.2%	0.9%
Liberty Township	35,941	35,322	34,600	34,499	35,133	-1.7%	-2.0%	-0.3%	1.8%
Nottingham Township	19,234	56,466	41,531	40,995	42,641	193.6%	-26.4%	-1.3%	4.0%
Rockcreek Township	34,083	32,499	44,051	43,281	42,818	-4.6%	35.5%	-1.7%	-1.1%
Union Township	28,829	26,963	26,584	38,504	37,584	-6.5%	-1.4%	44.8%	-2.4%
Bluffton Civil City	2,487,526	2,348,216	2,294,924	2,282,653	2,316,926	-5.6%	-2.3%	-0.5%	1.5%
Zanesville Civil Town	27,492	25,212	24,294	22,434	20,368	-8.3%	-3.6%	-7.7%	-9.2%
Markle Civil Town	168,975	167,484	172,619	168,731	183,422	-0.9%	3.1%	-2.3%	8.7%
Ossian Civil Town	467,919	410,963	456,068	429,273	389,427	-12.2%	11.0%	-5.9%	-9.3%
Poneto Civil Town	26,766	26,200	3,196	26,348	26,309	-2.1%	-87.8%	724.4%	-0.1%
Uniondale Civil Town	19,711	18,704	18,566	17,428	17,544	-5.1%	-0.7%	-6.1%	0.7%
Vera Cruz Civil Town	2,634	2,166	2,249	2,345	2,128	-17.8%	3.8%	4.3%	-9.3%
Southern Wells Community School Corp	3,230,778	1,539,979	1,760,660	1,751,966	1,560,375	-52.3%	14.3%	-0.5%	-10.9%
Northern Wells Community School Corp	10,498,505	4,440,835	4,710,721	5,194,557	5,024,001	-57.7%	6.1%	10.3%	-3.3%
M.S.D. Bluffton-Harrison School Corp	6,223,301	3,466,506	3,616,697	3,534,380	3,795,519	-44.3%	4.3%	-2.3%	7.4%
Wells County Public Library	1,176,626	1,159,585	1,117,751	1,114,488	1,143,693	-1.4%	-3.6%	-0.3%	2.6%
Huntington Library	34,351	38,775	44,025	43,685	47,450	12.9%	13.5%	-0.8%	8.6%
Wells County Solid Waste District	103,653	103,983	103,342	106,119	106,248	0.3%	-0.6%	2.7%	0.1%

Wells County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
90001	Chester Township	1.0105	--	--	16.6143%	--	--	12.1686%	0.7196
90002	Poneto Town-Chester Township	1.8386	--	--	16.6143%	--	--	12.1686%	1.3094
90003	Harrison Township	1.6095	--	--	16.6143%	--	--	12.1686%	1.1462
90004	Bluffton City-Harrison Township	2.2268	--	--	16.6143%	--	--	12.1686%	1.5859
90005	Poneto Town-Harrison Township	2.4299	--	--	16.6143%	--	--	12.1686%	1.7305
90006	Verra Cruz Town	1.7341	--	--	16.6143%	--	--	12.1686%	1.2350
90007	Jackson Township	1.0008	--	--	16.6143%	--	--	12.1686%	0.7127
90008	Jefferson Township	1.2388	--	--	16.6143%	--	--	12.1686%	0.8822
90009	Ossian Town	1.5664	--	--	16.6143%	--	--	12.1686%	1.1155
90010	Lancaster Township	1.2150	--	--	16.6143%	--	--	12.1686%	0.8653
90011	Bluffton City-Lancaster Twp-N Wells School	1.8550	--	--	16.6143%	--	--	12.1686%	1.3211
90012	Bluffton City-Lancaster Twp-Bluffton School	2.2225	--	--	16.6143%	--	--	12.1686%	1.5828
90013	Liberty Township	1.0285	--	--	16.6143%	--	--	12.1686%	0.7325
90014	Poneto Town-Liberty Twp	1.8499	--	--	16.6143%	--	--	12.1686%	1.3174
90015	Nottingham Township	1.0360	--	--	16.6143%	--	--	12.1686%	0.7378
90016	Rockcreek Township	1.2418	--	--	16.6143%	--	--	12.1686%	0.8844
90017	Markle Town-Rockcreek Township	2.5367	--	--	16.6143%	--	--	12.1686%	1.8066
90018	Uniondale Town-Rockcreek Twp	1.6130	--	--	16.6143%	--	--	12.1686%	1.1487
90019	Union Township	1.2314	--	--	16.6143%	--	--	12.1686%	0.8770
90020	Markle Town-Union Township	2.5319	--	--	16.6143%	--	--	12.1686%	1.8031
90021	Uniondale Town-Union Township	1.6082	--	--	16.6143%	--	--	12.1686%	1.1453
90022	Zanesville Town-Union Township	1.4645	--	--	16.6143%	--	--	12.1686%	1.0430

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Wells County 2012 Circuit Breaker Cap Credits

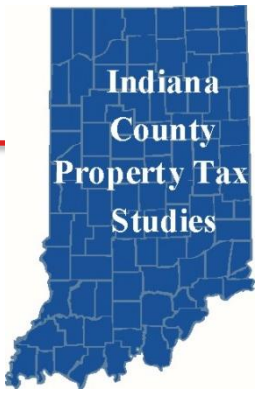
Taxing Unit Name	Circuit Breaker Credits by Property Type					Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
Non-TIF Total	*0*	*30,423*	*0*	*35,362*	*65,785*	*18,689,043*	*0.4%*
TIF Total	*0*	*413*	*0*	*0*	*413*	*234,494*	*0.2%*
County Total	*0*	*30,836*	*0*	*35,362*	*66,198*	*18,923,537*	*0.3%*
Wells County	0	3,619	0	5,529	9,148	3,627,251	0.3%
Chester Township	0	0	0	9	9	27,043	0.0%
Harrison Township	0	59	0	261	320	106,170	0.3%
Jackson Township	0	0	0	2	2	14,102	0.0%
Jefferson Township	0	0	0	58	58	62,833	0.1%
Lancaster Township	0	0	0	74	74	60,058	0.1%
Liberty Township	0	0	0	40	40	35,133	0.1%
Nottingham Township	0	0	0	5	5	42,641	0.0%
Rockcreek Township	0	158	0	57	214	42,818	0.5%
Union Township	0	4	0	11	15	37,584	0.0%
Bluffton Civil City	0	1,762	0	7,147	8,909	2,316,926	0.4%
Zanesville Civil Town	0	0	0	44	44	20,368	0.2%
Markle Civil Town	0	10,860	0	1,206	12,066	183,422	6.6%
Ossian Civil Town	0	0	0	430	430	389,427	0.1%
Poneto Civil Town	0	59	0	25	84	26,309	0.3%
Uniondale Civil Town	0	0	0	32	32	17,544	0.2%
Vera Cruz Civil Town	0	0	0	0	0	2,128	0.0%
Southern Wells Community School Corp	0	0	0	679	679	1,560,375	0.0%
Northern Wells Community School Corp	0	7,535	0	5,989	13,524	5,024,001	0.3%
M.S.D. Bluffton-Harrison School Corp	0	3,193	0	11,623	14,816	3,795,519	0.4%
Wells County Public Library	0	259	0	1,667	1,926	1,143,693	0.2%
Markle Public Library	0	0	0	0	0	0	
Huntington Library	0	2,809	0	312	3,122	47,450	6.6%
Mideast Indiana Solid Waste Mgmt Dist	0	0	0	0	0	0	
Wells County Solid Waste District	0	106	0	162	268	106,248	0.3%
TIF - Adams Street #1	0	392	0	0	392	213,110	0.2%
TIF - Adams Street #2 BH	0	21	0	0	21	211	9.9%
TIF - Adams Street #2 BI-L/NW	0	0	0	0	0	21,172	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.

2012 White County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in White County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In White County the average tax bill for all taxpayers decreased by 4.1%. This tax bill fall was mainly the result of the 4.2% decrease in the tax levy of all local government units. Certified net assessed value increased 3.4%. Agricultural and business assessments increased substantially. Other assessments fell, which may have been a legacy of the recession. Falling levies and rising assessed values caused tax rates to fall in most White County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell by 0.4% in White County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-4.1%	$23,302,162	$1,713,375,958	1.1%
Change		-4.2%	3.4%	-0.4%
2011	4.6%	$24,319,673	$1,657,428,844	1.5%

Homestead Property Taxes

Homestead property taxes decreased 11.5% on average in White County in 2012. Tax rates decreased in almost all White County tax districts. The county average tax rate fell by 7.3%. Lower tax rates and declining homestead assessments were the main causes of the large homestead tax bill decrease. The percentage of White County homesteads at their tax caps dropped from 3.3% in 2011 to 2.3% in 2012.

Comparable Homestead Property Tax Changes in White County

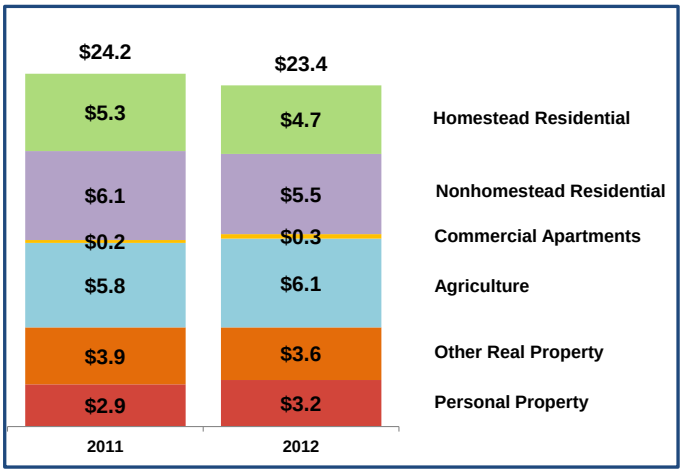
	2011 to 2012 Number of Homesteads	2011 to 2012 % Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,237	16.9%
No Change	260	3.5%
Lower Tax Bill	5,841	79.6%
Average Change in Tax Bill	**-11.5%**	
Detailed Change in Tax Bill		
20% or More	330	4.5%
10% to 19%	248	3.4%
1% to 9%	659	9.0%
0%	260	3.5%
-1% to -9%	2,128	29.0%
-10% to -19%	2,133	29.1%
-20% or More	1,580	21.5%
Total	**7,338**	**100.0%**

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

White County's net property taxes were spread among business owners (other real and personal property), agricultural property owners, owners of nonhomestead residential property (mostly small rentals and second homes), and homeowners. Net tax bills for all taxpayers decreased 4.1% in White County in 2012. Net tax bills decreased on homesteads, nonhomestead residential property, and other real property. Net taxes increased on agricultural property, commercial apartments, and personal property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all but two of White County tax districts. The average tax rate fell by 7.3%, because of a levy decrease and an increase in net assessed value.

Levies in White County decreased by 4.2%. Twin Lakes Community School Corporation had large decreases in its debt service and bus replacement funds. The county unit had decreases in the jail lease/rental, hospital lease/rental, general, and health funds. The Frontier and Tri-County School Corporations both saw increases in their debt service funds.

White County's total net assessed value increased 3.4% in 2012. Agricultural assessments rose 12.9%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Business net assessments also rose substantially, by 7.1%. Other assessments fell, which may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$921,731,225	$892,777,633	-3.1%	$394,473,762	$378,853,862	-4.0%
Other Residential	436,130,955	420,865,967	-3.5%	434,986,386	419,654,770	-3.5%
Ag Business/Land	454,511,400	513,209,900	12.9%	453,645,475	512,367,012	12.9%
Business Real/Personal	831,212,150	1,064,199,906	28.0%	404,355,916	433,188,688	7.1%
Total	**$2,643,585,730**	**$2,891,053,406**	**9.4%**	**$1,687,461,539**	**$1,744,064,332**	**3.4%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in White County were $268,450, or 1.1% of the levy. This was much less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and White County's tax rates were well below the state median.

More than three-quarters of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage loss was in the town of Monon, where district tax rate was near $3 per $100 assessed value. The largest dollar losses were in the city of Monticello, the town of Monon, Twin Lakes Schools, and the county unit.

Tax cap credits decreased in White County in 2012 by $106,344, or 28.4%. The percentage of the levy lost to credits fell by 0.4%. There were no major changes in state policy to affect tax cap credits in 2012. White County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	$77,370	$41,939	-$35,431	-45.8%
2%	295,163	224,178	-70,986	-24.0%
3%	0	0	0	0.0%
Elderly	2,261	2,334	73	3.2%
Total	$374,794	$268,450	-$106,344	-28.4%
% of Levy	1.5%	1.1%		-0.4%

White County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*34,661,502*	*23,299,158*	*23,600,765*	*24,319,673*	*23,302,162*	*-32.8%*	*1.3%*	*3.0%*	*-4.2%*
State Unit	39,919	0	0	0	0	-100.0%			
White County	6,347,120	6,484,775	6,390,185	6,631,372	6,265,818	2.2%	-1.5%	3.8%	-5.5%
Big Creek Township	26,622	27,760	28,426	28,793	5,507	4.3%	2.4%	1.3%	-80.9%
Cass Township	16,555	17,328	15,382	18,142	17,998	4.7%	-11.2%	17.9%	-0.8%
Honey Creek Township	55,311	57,695	58,108	59,649	61,895	4.3%	0.7%	2.7%	3.8%
Jackson Township	19,921	20,590	20,329	22,003	23,362	3.4%	-1.3%	8.2%	6.2%
Liberty Township	0	0	0	0	0				
Lincoln Township	24,668	25,602	25,714	26,326	27,267	3.8%	0.4%	2.4%	3.6%
Monon Township	129,344	133,825	134,477	137,561	141,842	3.5%	0.5%	2.3%	3.1%
Prairie Township	42,120	43,989	44,559	45,450	47,076	4.4%	1.3%	2.0%	3.6%
Princeton Township	41,596	43,146	41,905	30,037	46,963	3.7%	-2.9%	-28.3%	56.4%
Round Grove Township	26,847	27,114	24,694	28,199	20,232	1.0%	-8.9%	14.2%	-28.3%
Union Township	231,076	239,342	243,190	243,669	249,692	3.6%	1.6%	0.2%	2.5%
West Point Township	14,984	14,075	13,358	16,204	16,785	-6.1%	-5.1%	21.3%	3.6%
Monticello Civil City	2,398,069	2,430,345	2,481,533	2,550,830	2,640,014	1.3%	2.1%	2.8%	3.5%
Brookston Civil Town	185,709	198,360	204,954	217,635	225,262	6.8%	3.3%	6.2%	3.5%
Burnettsville Civil Town	13,461	14,267	14,620	14,827	15,377	6.0%	2.5%	1.4%	3.7%
Chalmers Civil Town	66,252	68,329	68,299	66,573	70,392	3.1%	0.0%	-2.5%	5.7%
Monon Civil Town	290,166	307,719	310,061	319,335	333,364	6.0%	0.8%	3.0%	4.4%
Reynolds Civil Town	61,946	66,088	66,467	68,675	71,948	6.7%	0.6%	3.3%	4.8%
Wolcott Civil Town	240,587	253,194	251,491	236,992	273,073	5.2%	-0.7%	-5.8%	15.2%
Pioneer Regional School Corp	327,155	232,650	223,258	238,321	216,058	-28.9%	-4.0%	6.7%	-9.3%
North White School Corp	6,159,396	3,006,831	3,296,401	3,464,885	3,373,667	-51.2%	9.6%	5.1%	-2.6%
Frontier School Corp	3,699,251	1,941,348	2,169,062	2,214,263	2,381,256	-47.5%	11.7%	2.1%	7.5%
Tri County School Corp	3,228,912	1,638,701	1,658,092	1,572,359	1,719,187	-49.2%	1.2%	-5.2%	9.3%
Twin Lakes Community School Corp	10,210,307	5,219,956	5,094,402	5,295,748	4,243,953	-48.9%	-2.4%	4.0%	-19.9%
Brookston Public Library	148,993	156,264	120,398	147,975	166,605	4.9%	-23.0%	22.9%	12.6%
Monon Public Library	213,307	221,692	213,362	224,729	233,667	3.9%	-3.8%	5.3%	4.0%
Monticello Public Library	304,087	305,640	326,566	334,019	346,481	0.5%	6.8%	2.3%	3.7%
Wolcott Public Library	57,918	61,160	61,472	65,102	67,421	5.6%	0.5%	5.9%	3.6%
Northwest Indiana Solid Waste Mgmt Dist	0	0	0	0	0				
Monticello Redevelopment Commission	39,903	41,373	0	0	0	3.7%	-100.0%		

White County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
91001	Big Creek Township	1.2236	--	--	7.0107%	--	--	--	1.1378
91002	Chalmers Town	2.0048	--	--	1.3630%	--	--	--	1.9775
91003	Cass Township-Pioneer Regional School	1.2908	--	--	2.9930%	--	--	--	1.2522
91004	Cass Township-Twin Lakes School	0.9812	--	--	11.9068%	--	--	--	0.8644
91005	Honey Creek Twp-North White School	1.2302	--	--	19.3331%	--	--	--	0.9924
91006	Honey Creek Twp-Twin Lakes School	1.0254	--	--	3.6398%	--	--	--	0.9881
91007	Reynolds Town	1.8640	--	--	7.0683%	--	--	--	1.7322
91008	Jackson Township	1.0990	--	--	10.0140%	--	--	--	0.9889
91009	Burnettsville Town	1.2565	--	--	8.8509%	--	--	--	1.1453
91010	Liberty Township-North White School	1.1453	--	--	0.6668%	--	--	--	1.1377
91011	Liberty Township-Twin Lakes School	0.9405	--	--	0.0743%	--	--	--	0.9398
91012	Lincoln Township	1.0229	--	--	9.0101%	--	--	--	0.9307
91013	Monon Township	1.3328	--	--	9.2702%	--	--	--	1.2092
91014	Monon Town	2.9511	--	--	3.2382%	--	--	--	2.8555
91015	Prairie Township	1.3365	--	--	2.7299%	--	--	--	1.3000
91016	Brookston Town	1.9481	--	--	1.7864%	--	--	--	1.9133
91017	Princeton Township	1.1929	--	--	10.2413%	--	--	--	1.0707
91018	Wolcott Town	2.3546	--	--	8.4574%	--	--	--	2.1555
91019	Round Grove Township	1.1217	--	--	34.9573%	--	--	--	0.7296
91020	Union Township	1.0558	--	--	1.2528%	--	--	--	1.0426
91021	Monticello City	2.1860	--	--	7.9406%	--	--	--	2.0124
91022	West Point Township-Frontier School	1.2348	--	--	2.5658%	--	--	--	1.2031
91023	West Point Township-Tri Cnty School	1.1082	--	--	100.0000%	--	--	--	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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

White County 2012 Circuit Breaker Cap Credits

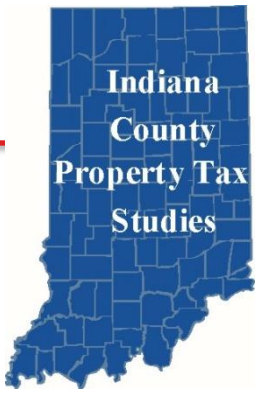
Taxing Unit Name	Circuit Breaker Credits by Property Type						
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	Circuit Breaker as % of Levy
Non-TIF Total	*41,939*	*218,167*	*0*	*2,334*	*262,440*	*23,302,162*	*1.1%*
TIF Total	*0*	*6,010*	*0*	*0*	*6,010*	*495,238*	*1.2%*
County Total	*41,939*	*224,178*	*0*	*2,334*	*268,450*	*23,797,400*	*1.1%*
White County	6,862	32,514	0	436	39,812	6,265,818	0.6%
Big Creek Township	0	1	0	0	1	5,507	0.0%
Cass Township	0	0	0	0	0	17,998	0.0%
Honey Creek Township	1	0	0	0	1	61,895	0.0%
Jackson Township	0	0	0	0	0	23,362	0.0%
Liberty Township	0	0	0	0	0	0	
Lincoln Township	0	0	0	0	0	27,267	0.0%
Monon Township	28	667	0	22	717	141,842	0.5%
Prairie Township	0	0	0	0	1	47,076	0.0%
Princeton Township	3	190	0	0	193	46,963	0.4%
Round Grove Township	0	0	0	0	0	20,232	0.0%
Union Township	279	808	0	14	1,100	249,692	0.4%
West Point Township	0	0	0	0	0	16,785	0.0%
Monticello Civil City	20,303	58,864	0	963	80,129	2,640,014	3.0%
Brookston Civil Town	48	0	0	35	83	225,262	0.0%
Burnettsville Civil Town	0	0	0	1	1	15,377	0.0%
Chalmers Civil Town	9	57	0	0	66	70,392	0.1%
Monon Civil Town	2,011	48,438	0	4	50,453	333,364	15.1%
Reynolds Civil Town	11	0	0	0	11	71,948	0.0%
Wolcott Civil Town	174	11,443	0	10	11,627	273,073	4.3%
Pioneer Regional School Corp	0	0	0	0	0	216,058	0.0%
North White School Corp	952	22,623	0	228	23,803	3,373,667	0.7%
Frontier School Corp	75	62	0	51	188	2,381,256	0.0%
Tri County School Corp	106	6,969	0	6	7,081	1,719,187	0.4%
Twin Lakes Community School Corp	9,949	28,845	0	478	39,271	4,243,953	0.9%
Brookston Public Library	7	0	0	5	12	166,605	0.0%
Monon Public Library	137	3,297	0	33	3,467	233,667	1.5%
Monticello Public Library	976	2,830	0	47	3,853	346,481	1.1%
Wolcott Public Library	9	561	0	1	570	67,421	0.8%
Northwest Indiana Solid Waste Mgmt Dist	0	0	0	0	0	0	
Monticello Redevelopment Commission	0	0	0	0	0	0	
TIF - CLM TIF05	0	0	0	0	0	13	0.0%
TIF - HNW TIF03	0	0	0	0	0	26,911	0.0%
TIF - MONTI TIF02 & 04	0	6,010	0	0	6,010	468,314	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.

2012 Whitley County Property Tax Report with Comparison to 2011



Legislative Services Agency September 2012

This report describes property tax changes in Whitley County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Whitley County the average tax bill for all taxpayers decreased by 1.9%. This tax bill fall was mainly the result of the 1.4% decrease in the tax levy of all local government units. Certified net assessed value increased 1.8%. Agricultural assessments increased substantially. Business assessments fell, which may have been a legacy of the recession. Falling levies and rising assessed values caused tax rates to fall in most Whitley County tax districts. Tax cap credits as a percent of the levy were nearly unchanged in Whitley County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-1.9%	$22,352,839	$1,323,561,624	1.4%
Change		-1.4%	1.8%	0.0%
2011	8.4%	$22,671,984	$1,300,178,465	1.4%

Homestead Property Taxes

Homestead property taxes decreased 3.7% on average in Whitley County in 2012. Tax rates fell in most Whitley County tax districts, and the county average tax rate decreased by 3.2%. The percentage of homesteads at their tax caps increased slightly from 3.5% in 2011 to 3.7% in 2012.

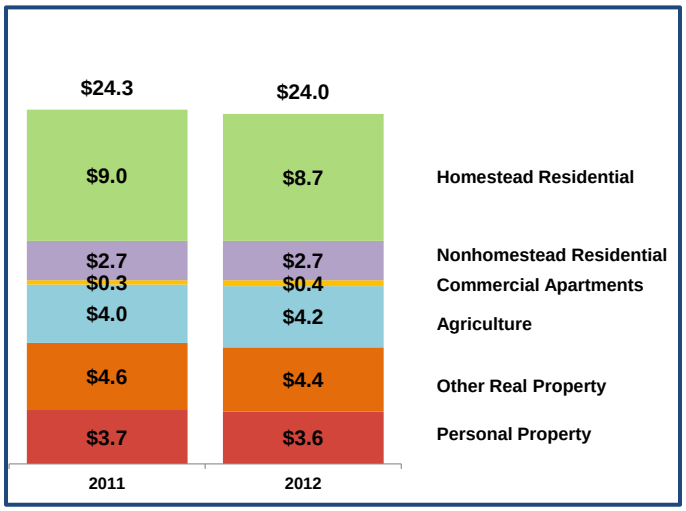
Comparable Homestead Property Tax Changes in Whitley County

	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,785	26.8%
No Change	192	1.8%
Lower Tax Bill	7,429	71.4%
Average Change in Tax Bill	**-3.7%**	
Detailed Change in Tax Bill		
20% or More	236	2.3%
10% to 19%	448	4.3%
1% to 9%	2,101	20.2%
0%	192	1.8%
-1% to -9%	5,272	50.7%
-10% to -19%	1,738	16.7%
-20% or More	419	4.0%
Total	**10,406**	**100.0%**

Net Tax Bill Changes - All Property Types

Most of Whitley County's 2012 net property taxes were paid by homeowners and by business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers decreased 1.9% in Whitley County in 2012. Net taxes were much higher on commercial apartments and were higher on agricultural property and nonhomestead residential (mostly small rentals and second homes). Net taxes were lower on homesteads and business property.

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



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all but two of Whitley County tax districts. The average tax rate fell by 3.2%, because of a levy decrease and an increase in net assessed value.

Levies in Whitley County decreased by 1.4%. The Whitley County School Corporation saw large decreases in the capital projects and bus replacement funds; the Smith-Green School Corporation had large decreases in the debt service, school pension debt, and bus replacement funds; and the Whitko School Corporation had decreases in capital projects and debt service funds. The largest levy increase was in the county unit, mainly due to increases in the general and lease rental payment funds. Other units with large increases were Columbia City, because of increased general and fire equipment bond funds, and Smith Township, because of an increased fire building debt fund.

Whitley County's total net assessed value increased 1.3% in 2012. Agricultural net assessments rose 9.6%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from $1,290 to $1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 0.4%. This decline may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	$1,333,378,767	$1,329,590,199	-0.3%	$560,303,587	$560,572,480	0.0%
Other Residential	169,444,801	174,153,601	2.8%	168,880,771	173,573,917	2.8%
Ag Business/Land	256,878,700	284,497,600	10.8%	256,403,840	281,105,001	9.6%
Business Real/Personal	714,338,332	702,162,246	-1.7%	480,763,472	470,717,901	-2.1%
Total	**$2,474,040,600**	**$2,490,403,646**	**0.7%**	**$1,466,351,670**	**$1,485,969,299**	**1.3%**

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Whitley County were $344,227, or 1.4% of the levy. This was much less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Whitley County's tax rates were lower than the state median.

More than two-thirds of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in South Whitley Town and Columbia City, where district tax rates were above $2 per $100 assessed value. The largest dollar losses were in Columbia City, the Whitley County Consolidated School Corporation, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased slightly in Whitley County in 2012 by $4,149, or 1.2%. The percentage of the levy lost to credits was almost unchanged. There were no major changes in state policy to affect tax cap credits in 2012. Whitley County credits were unchanged despite declining tax rates, mainly because the county's tax cap credits are so small.

Tax Cap Category	2011	2012	Difference	% Change
1%	$72,735	$76,853	$4,118	5.7%
2%	243,398	242,132	-1,266	-0.5%
3%	0	0	0	0.0%
Elderly	32,243	25,242	-7,002	-21.7%
Total	$348,376	$344,227	-$4,149	-1.2%
% of Levy	1.4%	1.4%		0.0%

Whitley County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change 2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	*35,547,274*	*21,153,126*	*21,638,415*	*22,671,984*	*22,352,839*	*-40.5%*	*2.3%*	*4.8%*	*-1.4%*
State Unit	37,252	0	0	0	0	-100.0%			
Whitley County	5,603,329	5,294,931	4,985,159	5,221,518	5,565,576	-5.5%	-5.9%	4.7%	6.6%
Cleveland Township	173,921	178,607	212,080	164,213	123,449	2.7%	18.7%	-22.6%	-24.8%
Columbia Township	144,018	147,048	145,223	145,969	151,476	2.1%	-1.2%	0.5%	3.8%
Etna Troy Township	41,833	43,727	43,425	44,595	47,679	4.5%	-0.7%	2.7%	6.9%
Jefferson Township	90,491	88,937	87,293	88,897	91,399	-1.7%	-1.8%	1.8%	2.8%
Richland Township	65,848	67,032	66,826	68,548	71,424	1.8%	-0.3%	2.6%	4.2%
Smith Township	104,535	102,808	101,760	96,520	337,294	-1.7%	-1.0%	-5.1%	249.5%
Thorncreek Township	242,251	192,440	192,643	192,011	195,469	-20.6%	0.1%	-0.3%	1.8%
Union Township	70,116	69,136	67,928	60,795	66,820	-1.4%	-1.7%	-10.5%	9.9%
Washington Township	71,619	80,175	78,571	79,752	79,178	11.9%	-2.0%	1.5%	-0.7%
Columbia City Civil City	2,114,647	2,040,780	2,042,195	2,042,917	2,308,000	-3.5%	0.1%	0.0%	13.0%
Churubusco Civil Town	309,337	330,939	324,445	403,222	394,708	7.0%	-2.0%	24.3%	-2.1%
Larwill Civil Town	22,725	22,924	22,882	23,948	23,975	0.9%	-0.2%	4.7%	0.1%
South Whitley Civil Town	263,985	277,311	274,873	274,304	294,674	5.0%	-0.9%	-0.2%	7.4%
Whitko Community School Corp	3,792,748	2,012,849	2,174,700	2,540,742	2,220,198	-46.9%	8.0%	16.8%	-12.6%
Smith-Green Community School Corp	2,749,166	1,326,596	1,730,609	1,597,969	1,225,718	-51.7%	30.5%	-7.7%	-23.3%
Whitley County Consolidated School Corp	18,569,437	7,904,071	7,906,277	8,489,103	8,067,647	-57.4%	0.0%	7.4%	-5.0%
Churubusco Public Library	46,057	47,183	48,106	49,706	53,192	2.4%	2.0%	3.3%	7.0%
Peabody Library	719,441	597,707	806,602	745,330	781,118	-16.9%	34.9%	-7.6%	4.8%
South Whitley Public Library	314,518	327,925	326,818	341,925	253,845	4.3%	-0.3%	4.6%	-25.8%
Whitley County Solid Waste Mgmt Dist	0	0	0	0	0				
Whitley County Redevelopment Commission	0	0	0	0	0				
Columbia City Redevelopment Commission	0	0	0	0	0				

Whitley County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates: LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
92001	Cleveland Township	1.8084	--	--	2.3231%	--	--	--	1.7664
92002	South Whitley Town	2.6217	--	--	2.3231%	--	--	--	2.5608
92003	Columbia Township	1.5054	--	--	2.3231%	--	--	--	1.4704
92004	Columbia City	2.3749	--	--	2.3231%	--	--	--	2.3197
92005	Etna Troy Township	1.3210	--	--	2.3231%	--	--	--	1.2903
92006	Jefferson Township	1.3382	--	--	2.3231%	--	--	--	1.3071
92007	Richland Township	1.8151	--	--	2.3231%	--	--	--	1.7729

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 *LOIT, COIT, and CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Whitley County 2012 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	*76,853*	*239,800*	*0*	*24,896*	*341,549*	*22,352,839*	*1.5%*
TIF Total	*0*	*2,333*	*0*	*346*	*2,678*	*2,158,670*	*0.1%*
County Total	*76,853*	*242,132*	*0*	*25,242*	*344,227*	*24,511,509*	*1.4%*
Whitley County	13,761	41,681	0	5,334	60,775	5,565,576	1.1%
Cleveland Township	347	2,038	0	160	2,545	123,449	2.1%
Columbia Township	723	2,172	0	181	3,076	151,476	2.0%
Etna Troy Township	0	0	0	32	32	47,679	0.1%
Jefferson Township	15	0	0	59	74	91,399	0.1%
Richland Township	7	56	0	22	84	71,424	0.1%
Smith Township	100	264	0	133	497	337,294	0.1%
Thorncreek Township	67	0	0	243	310	195,469	0.2%
Union Township	41	22	0	32	94	66,820	0.1%
Washington Township	0	0	0	18	18	79,178	0.0%
Columbia City Civil City	25,830	71,027	0	4,717	101,574	2,308,000	4.4%
Churubusco Civil Town	8	981	0	152	1,141	394,708	0.3%
Larwill Civil Town	93	756	0	65	914	23,975	3.8%
South Whitley Civil Town	2,505	16,579	0	1,139	20,223	294,674	6.9%
Whitko Community School Corp	4,168	24,878	0	2,142	31,188	2,220,198	1.4%
Columbia Township School Corp	0	0	0	0	0	0	
Etna-Troy Township School Corp	0	0	0	0	0	0	
Jefferson Township School Corp	0	0	0	0	0	0	
Smith-Green Community School Corp	365	959	0	483	1,806	1,225,718	0.1%
Thorn Creek Township School Corp	0	0	0	0	0	0	
Union Township School Corp	0	0	0	0	0	0	
Washington Township School Corp	0	0	0	0	0	0	
Whitley County Consolidated School Corp	24,191	64,462	0	8,572	97,225	8,067,647	1.2%
Churubusco Public Library	16	42	0	21	78	53,192	0.1%
Peabody Library	4,151	11,142	0	1,156	16,450	781,118	2.1%
South Whitley Public Library	467	2,742	0	236	3,444	253,845	1.4%
Whitley County Solid Waste Mgmt Dist	0	0	0	0	0	0	
Whitley County Redevelopment Commission	0	0	0	0	0	0	
Columbia City Redevelopment Commission	0	0	0	0	0	0	
TIF - Columbia City	0	2,333	0	110	2,442	46,988	5.2%
TIF - Union Township	0	0	0	236	236	2,111,682	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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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.