

2009 BARTHOLOMEW COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008



Legislative Services Agency

November 2009 (Updated)

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

Details of Changes to Homeowner Property Tax Bills Bartholomew County



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

Note: Percentages may not total due to rounding.

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

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

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

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

2009 Property Tax Changes:

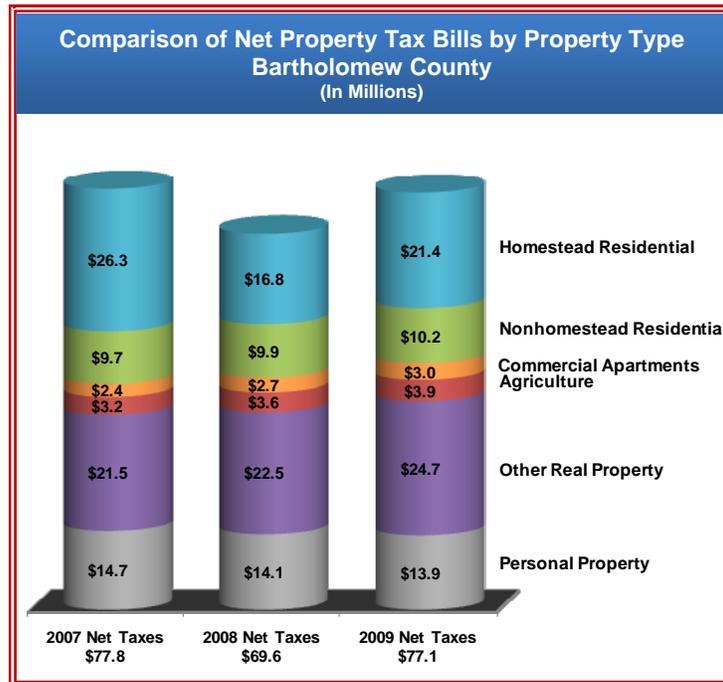
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

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

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

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

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



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

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

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

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

Total Circuit Breaker Tax Cap Credit Amount for Bartholomew County \$80,421

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



Bartholomew County Levy Comparison by Taxing Unit

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

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

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

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

Notes: A *taxing district* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate. The *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

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

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

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

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

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

Bartholomew County 2009 Circuit Breaker Cap Credits

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

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

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

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

Numbers may not total due to rounding.