

2010 Property Tax Report

Bartholomew County

with comparisons between 2007 and 2010



Legislative Services Agency

July 2010

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

Comparable Homestead Property Tax Changes in Bartholomew County

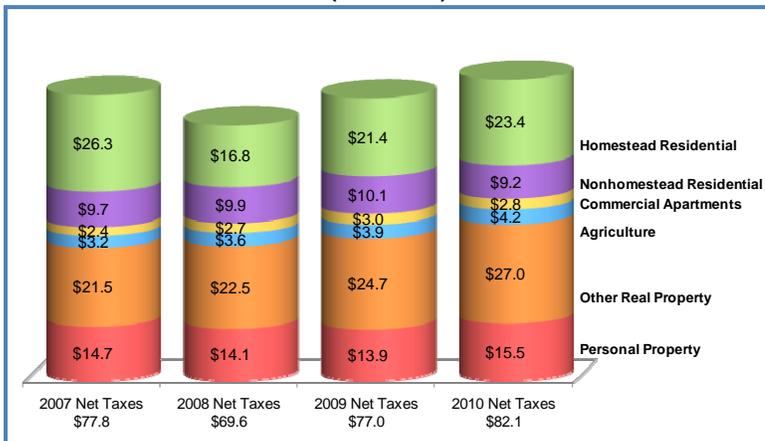
	2009 to 2010		2007 to 2010		
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total	
Summary Change in Tax Bill					
Higher Tax Bill	14,049	81.8%	2,099	12.2%	87.6% of homeowners saw lower tax bills in 2010 than in 2007.
No Change	234	1.4%	39	0.2%	
Lower Tax Bill	2,890	16.8%	15,035	87.6%	
Average Change in Tax Bill	6.3%		-19.6%		
Detailed Change in Tax Bill					
20% or More	2,502	14.6%	705	4.1%	67.2% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.
10% to 19%	6,665	38.8%	380	2.2%	
1% to 9%	4,882	28.4%	1,014	5.9%	
0%	234	1.4%	39	0.2%	The largest percentage of homeowners have seen between a 10% and 29% decrease in their tax bills from 2007 to 2010.
-1% to -9%	2,007	11.7%	2,448	14.3%	
-10% to -19%	580	3.4%	3,871	22.5%	
-20% to -29%	150	0.9%	3,811	22.2%	
-30% to -39%	36	0.2%	2,628	15.3%	
-40% to -49%	15	0.1%	1,114	6.5%	
-50% to -59%	22	0.1%	401	2.3%	
-60% to -69%	18	0.1%	218	1.3%	
-70% to -79%	13	0.1%	161	0.9%	
-80% to -89%	6	0.0%	110	0.6%	
-90% to -99%	6	0.0%	59	0.3%	
-100%	37	0.2%	214	1.2%	
Total	17,173	100.0%	17,173	100.0%	

Note: Percentages may not total due to rounding.

Bartholomew County Overview

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

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



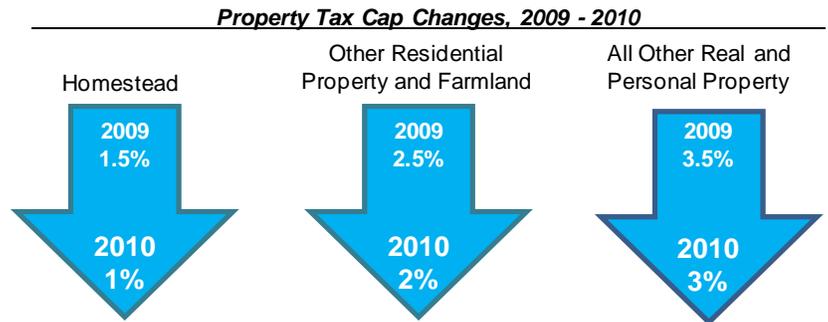
Net tax bills for all taxpayers increased 6.5% in Bartholomew County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 9.0% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing.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

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

2010 Property Tax Policy Changes

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

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



Tax Cap Credits

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

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

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

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

The Effects of Recession

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

Bartholomew County Gross Assessed Value by Property Type

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

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

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

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

Bartholomew County Levy Comparison by Taxing Unit

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

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

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

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

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

The *LOIT, COIT, and CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Bartholomew County 2010 Circuit Breaker Cap Credits

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

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

Circuit Breaker Credit Types:

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

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

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

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

Numbers may not total due to rounding.