

# 2013 Blackford County Property Tax Report with Comparison to 2012

Legislative Services Agency

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**This report describes property tax changes in Blackford County between 2012 and 2013.**

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Blackford County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	7.3%	\$11,171,902	\$401,984,816	14.0%
<b>Change</b>		12.1%	-4.0%	
2012	-1.2%	\$9,967,487	\$418,828,377	9.8%

## Comparable Homestead Property Tax Changes in Blackford County

The total tax bill for all taxpayers in Blackford County increased by 7.3% in 2013. The main reason was a 12.1% increase in the levy. In this reassessment year, certified net assessed value decreased by 4.0%. This assessment decrease and levy increase caused tax rates to rise, and the higher tax rates caused an increase in tax cap credits as a percent of the levy from 9.8% in 2012 to 14.0% in 2013. Added credits held the total tax bill increase below the levy increase.

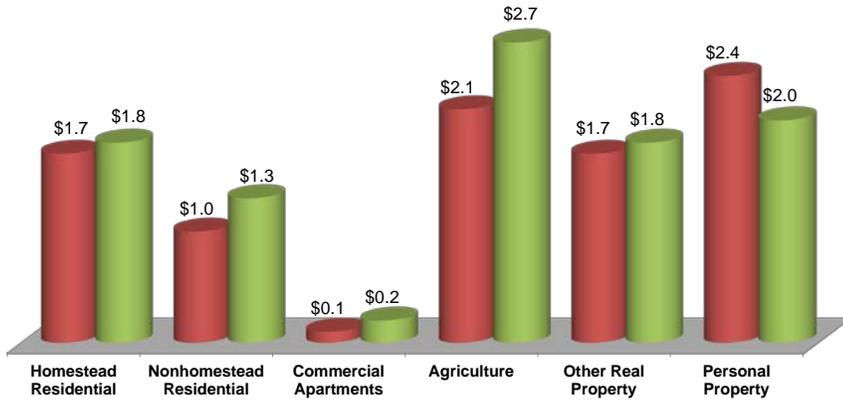
Blackford County homeowners experienced a 7.2% increase in property tax bills in 2013. This was due to a large increase in property tax rates which more than offset an increase in local property tax credits and a decline in homestead net assessed value. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	2,243	61.2%
No Change	383	10.5%
Lower Tax Bill	1,039	28.3%
<b>Average Change in Tax Bill</b>	<b>7.2%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	907	24.7%
10% to 19%	600	16.4%
1% to 9%	736	20.1%
-1% to 1%	383	10.5%
-1% to -9%	473	12.9%
-10% to -19%	234	6.4%
-20% or More	332	9.1%
<b>Total</b>	<b>3,665</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

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

■ 2012 - Total \$9.0    ■ 2013 - Total \$9.8



In Blackford County most net property taxes were paid by business (other real and personal) and agricultural property owners in 2013. Total net property taxes increased 7.3%, more than the average 2.1% increase statewide. Agriculture saw the biggest increase, while personal property net taxes decreased by the largest percentage.

Property tax rates increased in all 8 Blackford County tax districts in 2013. The average tax rate rose by 16.8%, because of a large levy increase and a decrease in net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Blackford County increased by 12.1%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Blackford County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$289,747,070	\$273,126,010	-5.7%	\$84,344,155	\$77,861,949	-7.7%
Other Residential	60,874,820	68,182,000	12.0%	58,423,554	66,531,318	13.9%
Ag Business/Land	127,368,200	137,853,700	8.2%	125,076,640	135,527,958	8.4%
Business Real/Personal	193,277,142	169,414,756	-12.3%	159,242,124	134,175,224	-15.7%
<b>Total</b>	<b>\$671,267,232</b>	<b>\$648,576,466</b>	<b>-3.4%</b>	<b>\$427,086,473</b>	<b>\$414,096,449</b>	<b>-3.0%</b>

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Blackford County's total billed net assessed value decreased by 3.0% in 2013. Declines in business real and personal property assessments were the main reason. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$65,727	\$0	-\$65,727	-100.0%
2%	653,114	989,241	336,127	51.5%
3%	272,065	598,606	326,541	120.0%
Elderly	6,067	16,566	10,499	173.1%
<b>Total</b>	<b>\$996,973</b>	<b>\$1,604,413</b>	<b>\$607,441</b>	<b>60.9%</b>
<b>% of Levy</b>	<b>9.8%</b>	<b>14.0%</b>		

Total tax cap credits in Blackford County were \$1.6 million, which was 14.0% of the levy. This was one of the ten largest credit percentages in the state. The state average was 10.9%, but the median or typical county saw credits equal to 4.2% of its levy. Tax rates were the main determinant of tax cap credits. Blackford

County's average tax rate was higher than the statewide average rate. Most of the tax cap credits in Blackford County were in the 2% nonhomestead residential category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Blackford County increased \$607,441 between 2012 and 2013. Credits as a share of the total levy rose to 14.0% in 2013 from 9.8% in 2012.

### Blackford County Levy Comparison by Taxing Unit

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
<i>County Total</i>	10,461,692	10,578,876	10,489,726	9,967,487	11,171,902	1.1%	-0.8%	-5.0%	12.1%
Blackford County	3,067,341	3,182,766	3,325,369	3,172,204	3,455,461	3.8%	4.5%	-4.6%	8.9%
Harrison Township	58,351	60,177	62,219	56,995	42,046	3.1%	3.4%	-8.4%	-26.2%
Jackson Township	53,646	45,358	29,651	31,303	115,127	-15.4%	-34.6%	5.6%	267.8%
Licking Township	181,455	185,249	193,358	200,419	202,500	2.1%	4.4%	3.7%	1.0%
Washington Township	29,630	38,746	35,425	31,267	29,121	30.8%	-8.6%	-11.7%	-6.9%
Hartford City Civil City	1,839,880	1,879,609	2,073,201	2,074,463	2,134,749	2.2%	10.3%	0.1%	2.9%
Dunkirk Civil City	14,414	15,249	19,309	19,782	23,707	5.8%	26.6%	2.4%	19.8%
Montpelier Civil City	421,724	419,809	447,862	463,130	463,463	-0.5%	6.7%	3.4%	0.1%
Shamrock Lakes Civil Town	22,928	31,399	29,921	32,856	33,138	36.9%	-4.7%	9.8%	0.9%
Blackford County School Corp	4,415,438	4,358,901	3,882,589	3,483,013	4,263,688	-1.3%	-10.9%	-10.3%	22.4%
Jay County School Corp	12,288	12,890	15,259	13,753	16,385	4.9%	18.4%	-9.9%	19.1%
Hartford City Public Library	267,556	272,110	289,474	299,478	302,482	1.7%	6.4%	3.5%	1.0%
Montpelier Public Library	75,128	74,724	80,266	83,036	83,872	-0.5%	7.4%	3.5%	1.0%
Dunkirk Public Library	1,913	1,889	2,402	2,437	2,947	-1.3%	27.2%	1.5%	20.9%
Blackford County Solid Waste	0	0	3,421	3,351	3,216			-2.0%	-4.0%

### Blackford County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
05001	Harrison Township	2.0737	--	--	12.7132%	--	--	--	1.8101
05002	Montpelier City	2.9465	--	--	12.7132%	--	--	--	2.5719
05003	Jackson Township	2.1035	--	--	12.7132%	--	--	--	1.8361
05004	Dunkirk City (Shadyside)	3.9349	--	--	12.7132%	--	--	--	3.4346
05005	Licking Township	2.0537	--	--	12.7132%	--	--	--	1.7926
05006	Hartford City	3.9428	--	--	12.7132%	--	--	--	3.4415
05007	Shamrock Lakes Town	2.7472	--	--	12.7132%	--	--	--	2.3979
05008	Washington Township	1.9872	--	--	12.7132%	--	--	--	1.7346

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 *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 2013 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>	0	972,193	545,326	16,566		1,534,085	11,171,902	13.7%
<i>TIF Total</i>	0	17,047	53,281	0		70,328	265,427	26.5%
<i>County Total</i>	0	989,241	598,606	16,566		1,604,413	11,437,329	14.0%
Blackford County	0	234,545	118,892	5,463		358,899	3,455,461	10.4%
Harrison Township	0	1,408	0	37		1,445	42,046	3.4%
Jackson Township	0	3,466	17	464		3,947	115,127	3.4%
Licking Township	0	20,019	13,262	273		33,554	202,500	16.6%
Washington Township	0	0	0	27		27	29,121	0.1%
Hartford City Civil City	0	330,749	231,799	2,729		565,277	2,134,749	26.5%
Dunkirk Civil City	0	8,095	1,002	0		9,098	23,707	38.4%
Montpelier Civil City	0	30,009	0	233		30,243	463,463	6.5%
Shamrock Lakes Civil Town	0	1,215	0	121		1,335	33,138	4.0%
Blackford County School Corp	0	285,290	146,582	6,764		438,636	4,263,688	10.3%
Jay County School Corp	0	5,595	693	0		6,288	16,385	38.4%
Hartford City Public Library	0	46,865	32,845	387		80,097	302,482	26.5%
Montpelier Public Library	0	3,711	0	63		3,774	83,872	4.5%
Dunkirk Public Library	0	1,006	125	0		1,131	2,947	38.4%
Blackford County Solid Waste	0	218	111	5		334	3,216	10.4%
Hartford City Redevelopment Commission	0	0	0	0		0	0	
TIF - Hartford 100	0	2,297	49,120	0		51,417	210,084	24.5%
TIF - Hartford Expansion	0	14,527	353	0		14,880	30,958	48.1%
TIF - Industrial Park	0	224	3,808	0		4,032	20,389	19.8%
TIF - Montpelier Industrial	0	0	0	0		0	3,995	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.