

PROPERTY TAXES IN CARROLL COUNTY, INDIANA, 2007-2008



Legislative Services Agency

August 2008

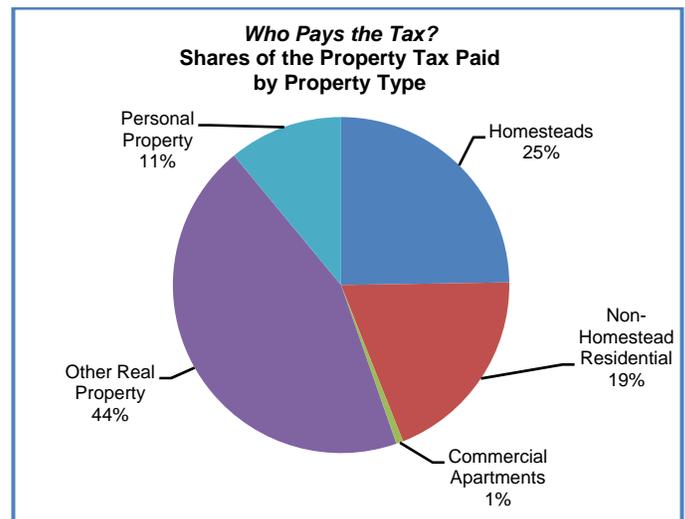
The Indiana General Assembly enacted major property tax reforms in 2008. These reforms are intended to provide substantial tax relief to homeowners. Starting in 2009, property taxes for the school general fund, county welfare funds, and several other funds will be eliminated, and their costs taken over by the state. Homeowners will also receive a substantial new deduction from their home assessments. And “circuit breakers” will limit homeowner tax bills to a fixed percentage of their assessments, 1.5% in 2009 and 1% beginning in 2010. The circuit breaker for homeowners is 2% in 2008.

In 2008, substantial tax relief is provided through an added homestead credit. The credit will be financed with payments from the new race track casinos and from the added sales tax. Statewide, this amounts to added property tax relief of \$870 million. Homeowner taxes should fall by about one-third. Each county is different, however. Homeowner tax bills depend on changes in the homestead’s assessment and the assessments of other property, on changes in local government tax collections, on new local income tax adoptions, as well as on added state credits. Carroll County did not adopt a new local option income tax for 2008.

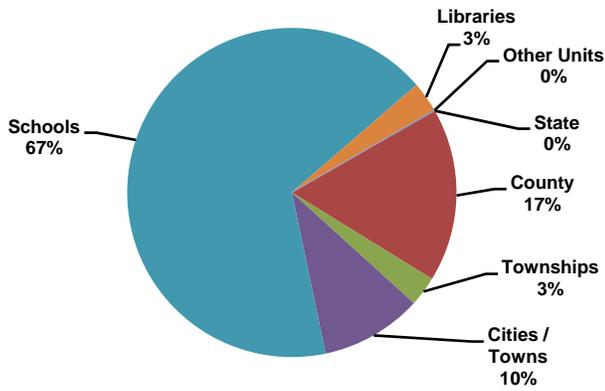
In Carroll County, the average homeowner saw their tax bill decrease by 32.7% for 2008, with 95.3% of the homeowners seeing decreases. Without the added homestead credit, the average tax bill would have increased by 3.9%, and 66.7% of homeowners would have seen tax bill increases.

In Carroll County, 25% of property taxes are paid by homeowners (homesteads are primary residences, occupied by their owners); 19% are paid by owners of smaller rental housing units or owners of second homes (non-homestead residential); 1% are paid by owners of larger rental housing units (commercial apartments); and 55% are paid by other agricultural, commercial, industrial, or utility businesses on their real property (land and buildings) or on their personal property (equipment).

<u>Change in Tax Bill</u>	With Added 2008 Homestead Credit		Illustrated Without Added 2008 Homestead Credit	
	<u>Number of Homesteads</u>	<u>% Share of Total</u>	<u>Number of Homesteads</u>	<u>% Share of Total</u>
20% or more	208	3.1%	607	9.0%
10% to 19%	16	0.2%	984	14.6%
1% to 9%	18	0.3%	2,919	43.2%
0%	73	1.1%	71	1.0%
-1% to -9%	113	1.7%	1,564	23.1%
-10% to -19%	234	3.5%	173	2.6%
-20% to -29%	996	14.7%	82	1.2%
-30% to -39%	3,230	47.8%	73	1.1%
-40% to -49%	1,442	21.3%	54	0.8%
-50% to -59%	129	1.9%	76	1.1%
-60% to -69%	84	1.2%	36	0.5%
-70% to -79%	93	1.4%	12	0.2%
-80% to -89%	20	0.3%	10	0.1%
-90% to -99%	10	0.1%	5	0.1%
-100%	96	1.4%	96	1.4%
Total	6,762	100.0%	6,762	100.0%
Higher Tax Bill	242	3.6%	4,510	66.7%
No Change	73	1.1%	71	1.0%
Lower Tax Bill	6,447	95.3%	2,181	32.3%
Average Change in Tax Bill	-32.7%		3.9%	



Who Gets the Revenue?
Property Tax Levies by Government Type



On average, Carroll County property tax levies increased 5.8% from 2007 to 2008. This is slightly higher than the expected statewide average increase of 5%. Carroll Consolidated School Corporation's general fund and debt service levies and Twin Lakes School Corporation's general fund levy contributed the largest increases.

In Carroll County, school corporations receive 67% of all property taxes. The county, the city, and the towns receive most of the rest. Townships, library districts, and the state receive a small share of property taxes.

In 2009 the school and county shares of property tax revenue will decrease significantly when the state takes over the school general fund and county welfare levies.

Changes in Property Tax Levies from 2007 to 2008
by Governmental Units in Carroll County

Taxing Unit	2007 Levy	2008 Levy	Change
<i>County Total</i>	\$22,986,912	\$24,319,077	5.8%
State Unit	23,364	25,321	8.4%
Carroll County	4,156,859	4,140,701	-0.4%
Adams Township	10,123	10,728	6.0%
Burlington Township	108,288	114,619	5.8%
Carrollton Township	13,300	14,064	5.7%
Clay Township	44,945	45,799	1.9%
Deer Creek Township	156,675	160,530	2.5%
Democrat Township	43,782	45,156	3.1%
Jackson Township	62,601	65,540	4.7%
Jefferson Township	54,773	59,383	8.4%
Liberty Township	30,378	31,427	3.5%
Madison Township	20,675	21,014	1.6%
Monroe Township	44,262	45,005	1.7%
Rock Creek Township	32,921	34,066	3.5%
Tippecanoe Township	43,197	45,511	5.4%
Washington Township	8,714	21,242	143.8%
Delphi Civil City	1,414,940	1,472,640	4.1%
Burlington Civil Town	111,410	116,877	4.9%
Camden Civil Town	124,723	127,809	2.5%
Flora Civil Town	680,137	698,651	2.7%
Yeoman Civil Town	9,077	9,435	3.9%
Carroll Consolidated School Corporation	4,062,783	4,414,488	8.7%
Delphi Community School Corporation	7,688,086	8,052,250	4.7%
Rossville Consolidated School Corporation	743,019	848,945	14.3%
Twin Lakes Community School Corporation	2,610,850	2,966,694	13.6%
Camden Public Library	27,917	36,041	29.1%
Delphi Public Library	449,322	480,585	7.0%
Flora Public Library	209,791	214,556	2.3%