

# 2010 Property Tax Report

## Carroll County

### with comparisons between 2007 and 2010



Legislative Services Agency

July 2010

This report describes property tax changes in Carroll 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 Carroll 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 Carroll County

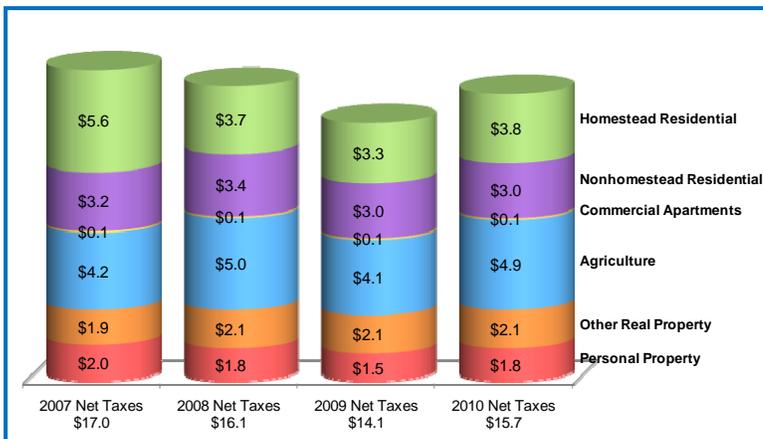
	2009 to 2010		2007 to 2010		
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total	
<b>Summary Change in Tax Bill</b>					
Higher Tax Bill	4,885	85.8%	290	5.1%	94.0% of homeowners saw lower tax bills in 2010 than in 2007.
No Change	232	4.1%	50	0.9%	
Lower Tax Bill	575	10.1%	5,352	94.0%	
<b>Average Change in Tax Bill</b>	<b>14.5%</b>		<b>-35.5%</b>		
<b>Detailed Change in Tax Bill</b>					
20% or More	2,656	46.7%	162	2.8%	69.0% of homeowners saw tax increases of 10% or more from 2009 to 2010.
10% to 19%	1,269	22.3%	43	0.8%	
1% to 9%	960	16.9%	85	1.5%	
0%	232	4.1%	50	0.9%	
-1% to -9%	347	6.1%	161	2.8%	
-10% to -19%	82	1.4%	364	6.4%	
-20% to -29%	66	1.2%	861	15.1%	
-30% to -39%	32	0.6%	1,242	21.8%	The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.
-40% to -49%	13	0.2%	1,275	22.4%	
-50% to -59%	6	0.1%	806	14.2%	
-60% to -69%	7	0.1%	245	4.3%	
-70% to -79%	2	0.0%	135	2.4%	
-80% to -89%	4	0.1%	75	1.3%	
-90% to -99%	4	0.1%	47	0.8%	
-100%	12	0.2%	141	2.5%	
<b>Total</b>	<b>5,692</b>	<b>100.0%</b>	<b>5,692</b>	<b>100.0%</b>	

Note: Percentages may not total due to rounding.

### Carroll 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 14.6% in Carroll County in 2010, much more than the state average increase of 2.4%. This was due to substantial increases in the Carroll School Corporation and Delphi School Corporation debt service levies. Carroll County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Carroll County home values were too low for most homeowners to qualify for tax cap credits.

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



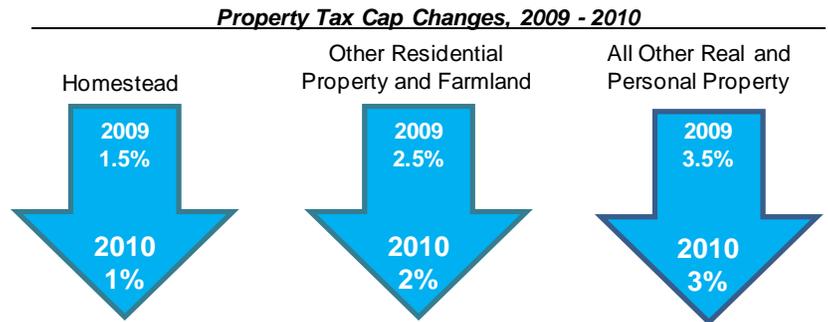
Net tax bills for all taxpayers increased 12.6% in Carroll County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010, apartment owners saw a 13.3% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw no significant change in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 4.3% and 21.4% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Carroll County property tax levies. Commercial and industrial property did not benefit very much from the tightened tax caps because

Carroll County's tax rates were not high enough in most taxing districts for this type of property to qualify for tax cap credits. Agricultural business property saw a 20% increase in tax payments in 2010 because of the Carroll 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 Carroll County in 2010 amounted to 5.1% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to Carroll County having lower than average tax rates which were under \$2 in 16 of 19 taxing districts. This meant that properties in the 2% cap category qualified for circuit breakers in only a small portion of the county. 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 tax rates in only two Carroll County taxing districts exceeded \$3. Neither Carroll County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

**2010 Circuit Breaker Credits by Cap Category  
Carroll County Total \$891,964**

1%	2%	3%	Elderly
\$106,445	\$565,639	\$215,380	\$4,500
11.9%	63.4%	24.2%	0.5%

Carroll County, Delphi City, and the Delphi Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, Delphi City lost the most, at 26.9%. Losses were greatest for units that overlapped the municipalities of Delphi and Camden because these tax districts had the highest tax rates.

### The Effects of Recession

In Carroll 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 4.1% in December 2007 to 11.6% in July 2009.

**Carroll County Gross Assessed Value by Property Type**

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	679,379,000	686,352,200	1.0%
Other Residential	177,541,650	180,623,300	1.7%
Ag Business/Land	328,323,600	339,061,500	3.3%
Business Real/Personal	259,499,720	263,341,700	1.5%
<b>Total</b>	<b>\$1,444,743,970</b>	<b>\$1,469,378,700</b>	<b>1.7%</b>

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. Low assessed value growth 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 Carroll County, the gross assessed value of business real and personal property increased 1.5% in 2010. Other assessment categories increased, and total gross assessed value in Carroll County rose 1.7%. 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.

**Carroll County Levy Comparison by Taxing Unit**

Taxing Unit	2007	2008	2009	2010	% Change		
					2007-2008	2008-2009	2009-2010
<i>County Total</i>	22,986,912	24,319,077	14,662,220	16,805,119	5.8%	-39.7%	14.6%
State Unit	23,364	25,321	0	0	8.4%	-100.0%	
Carroll County	4,156,859	4,140,701	3,812,834	3,739,686	-0.4%	-7.9%	-1.9%
Adams Township	10,123	10,728	10,767	10,600	6.0%	0.4%	-1.6%
Burlington Township	108,288	114,619	110,932	108,212	5.8%	-3.2%	-2.5%
Carrollton Township	13,300	14,064	14,084	13,812	5.7%	0.1%	-1.9%
Clay Township	44,945	45,799	43,615	82,008	1.9%	-4.8%	88.0%
Deer Creek Township	156,675	160,530	157,339	153,677	2.5%	-2.0%	-2.3%
Democrat Township	43,782	45,156	44,186	43,424	3.1%	-2.1%	-1.7%
Jackson Township	62,601	65,540	64,860	63,475	4.7%	-1.0%	-2.1%
Jefferson Township	54,773	59,383	59,426	58,089	8.4%	0.1%	-2.2%
Liberty Township	30,378	31,427	31,398	30,689	3.5%	-0.1%	-2.3%
Madison Township	20,675	21,014	20,336	20,204	1.6%	-3.2%	-0.6%
Monroe Township	44,262	45,005	43,327	42,395	1.7%	-3.7%	-2.2%
Rock Creek Township	32,921	34,066	33,984	33,217	3.5%	-0.2%	-2.3%
Tippecanoe Township	43,197	45,511	42,602	41,516	5.4%	-6.4%	-2.5%
Washington Township	8,714	21,242	20,858	21,140	143.8%	-1.8%	1.4%
Delphi Civil City	1,414,940	1,472,640	1,437,555	1,443,229	4.1%	-2.4%	0.4%
Burlington Civil Town	111,410	116,877	114,088	112,068	4.9%	-2.4%	-1.8%
Camden Civil Town	124,723	127,809	125,642	127,840	2.5%	-1.7%	1.7%
Flora Civil Town	680,137	698,651	605,224	649,745	2.7%	-13.4%	7.4%
Yeoman Civil Town	9,077	9,435	8,308	8,306	3.9%	-11.9%	0.0%
Carroll Consolidated School Corp	4,062,783	4,414,488	1,690,811	2,335,146	8.7%	-61.7%	38.1%
Delphi Community School Corp	7,688,086	8,052,250	3,360,861	4,924,339	4.7%	-58.3%	46.5%
Rossville Consolidated School Corp	743,019	848,945	476,157	442,737	14.3%	-43.9%	-7.0%
Twin Lakes Community School Corp	2,610,850	2,966,694	1,616,962	1,593,350	13.6%	-45.5%	-1.5%
Camden Public Library	27,917	36,041	35,232	34,448	29.1%	-2.2%	-2.2%
Delphi Public Library	449,322	480,585	470,577	463,599	7.0%	-2.1%	-1.5%
Flora Public Library	209,791	214,556	210,255	208,168	2.3%	-2.0%	-1.0%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0			

**Carroll County 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	State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
08001	Adams Twp	1.1983	4.3070%	4.9142%	--	--	--	--	--	1.0878
08002	Burlington Township	1.3021	4.3070%	4.9142%	--	--	--	--	--	1.1820
08003	Burlington (Burlington)	1.9399	4.3070%	4.9142%	--	--	--	--	--	1.7610
08004	Carrollton Township	1.1746	4.3070%	4.9142%	--	--	--	--	--	1.0663
08005	Clay Township	1.4142	4.3070%	4.9142%	--	--	--	--	--	1.2838
08006	Deer Creek Township	1.9067	4.3070%	4.9142%	--	--	--	--	--	1.7309
08007	Delphi (Deer Creek)	3.9035	4.3070%	4.9142%	--	--	--	--	--	3.5436
08008	Democrat Township	1.2282	4.3070%	4.9142%	--	--	--	--	--	1.1149
08009	Jackson Township	1.8382	4.3070%	4.9142%	--	--	--	--	--	1.6687
08010	Camden (Jackson)	3.4616	4.3070%	4.9142%	--	--	--	--	--	3.1424
08011	Jefferson Township	1.1856	4.3070%	4.9142%	--	--	--	--	--	1.0763
08012	Yeoman (Jefferson)	1.4625	4.3070%	4.9142%	--	--	--	--	--	1.3276
08013	Liberty Township	1.7933	4.3070%	4.9142%	--	--	--	--	--	1.6279
08014	Madison Township	1.7217	4.3070%	4.9142%	--	--	--	--	--	1.5629
08015	Monroe Township	1.4155	4.3070%	4.9142%	--	--	--	--	--	1.2850
08016	Flora (Monroe)	2.8214	4.3070%	4.9142%	--	--	--	--	--	2.5612
08017	Rock Creek Township	1.9749	4.3070%	4.9142%	--	--	--	--	--	1.7928
08018	Tippecanoe Township	1.7204	4.3070%	4.9142%	--	--	--	--	--	1.5618
08019	Washington Township	1.1885	4.3070%	4.9142%	--	--	--	--	--	1.0789

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.

### Carroll 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>	106,445	565,639	215,380	4,500	891,964	16,805,119	5.3%
<i>TIF Total</i>	0	0	0	0	0	730,742	0.0%
<i>County Total</i>	106,445	565,639	215,380	4,500	891,964	17,535,861	5.1%
Carroll County	10,852	59,215	21,133	916	92,116	3,739,686	2.5%
Adams Township	0	0	0	0	0	10,600	0.0%
Burlington Township	0	0	0	12	12	108,212	0.0%
Carrollton Township	0	0	0	6	6	13,812	0.0%
Clay Township	0	0	0	1	1	82,008	0.0%
Deer Creek Township	921	4,188	2,095	7	7,212	153,677	4.7%
Democrat Township	0	0	0	0	0	43,424	0.0%
Jackson Township	78	876	87	7	1,048	63,475	1.7%
Jefferson Township	8	0	0	15	23	58,089	0.0%
Liberty Township	0	0	0	5	5	30,689	0.0%
Madison Township	0	0	0	0	0	20,204	0.0%
Monroe Township	112	1,208	0	15	1,336	42,395	3.2%
Rock Creek Township	0	0	0	59	59	33,217	0.2%
Tippecanoe Township	0	0	0	28	28	41,516	0.1%
Washington Township	0	0	0	4	4	21,140	0.0%
Delphi Civil City	49,702	225,911	113,028	219	388,861	1,443,229	26.9%
Burlington Civil Town	0	0	0	13	13	112,068	0.0%
Camden Civil Town	1,754	19,615	1,942	90	23,402	127,840	18.3%
Flora Civil Town	4,862	52,297	0	549	57,708	649,745	8.9%
Yeoman Civil Town	0	0	0	0	0	8,306	0.0%
Carroll Consolidated School Corp	2,563	27,573	0	591	30,727	2,335,146	1.3%
Delphi Community School Corp	31,959	154,268	71,094	1,384	258,704	4,924,339	5.3%
Rossville Consolidated School Corp	0	0	0	5	5	442,737	0.0%
Twin Lakes Community School Corp	192	0	0	367	559	1,593,350	0.0%
Camden Public Library	62	688	68	5	823	34,448	2.4%
Delphi Public Library	2,641	11,860	5,934	107	20,542	463,599	4.4%
Flora Public Library	738	7,939	0	94	8,772	208,168	4.2%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0	0	0	
TIF - Deer Creek Township	0	0	0	0	0	730,742	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.