

# 2012 Cass County Property Tax Report with Comparison to 2011



Legislative Services Agency

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This report describes property tax changes in Cass County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Cass County the average tax bill for all taxpayers decreased by 2.6%. This tax bill fall was mainly the result of the 4.2% decrease in the tax levy of all local government units. Cass County certified net assessed value increased by 1.3%, mostly due to rising farmland assessments. Homestead and other residential assessments fell, which may have been a legacy of the recession. Falling levies and rising assessed values caused tax rates to fall in most Cass County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell by 1.8% in Cass County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-2.6%	\$32,109,561	\$1,198,125,955	8.6%
Change		-4.2%	1.3%	-1.8%
2011	-4.7%	\$33,503,466	\$1,182,523,719	10.4%

## Homestead Property Taxes

Homestead property taxes decreased 5.5% on average in Cass County in 2012. Tax rates in three-quarters of Cass County tax districts decreased. The county average tax rate fell by 5.4%. The percentage of Cass County homesteads at their tax caps was unchanged in 2012, at 7.5%.

## Net Tax Bill Changes - All Property Types

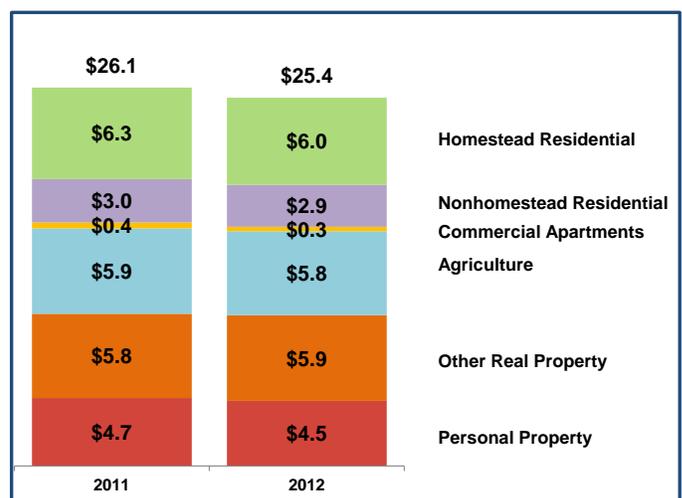
Cass County's 2012 net property tax payments were largely spread among homeowners, agricultural property owners, and business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers decreased 2.6% in Cass County in 2012. Net taxes were lower for all property types except other real property.

### Comparable Homestead Property Tax Changes in Cass County

	2011 to 2012	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	2,698	25.8%
No Change	980	9.4%
Lower Tax Bill	6,774	64.8%
<b>Average Change in Tax Bill</b>	<b>-5.5%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	551	5.3%
10% to 19%	645	6.2%
1% to 9%	1,502	14.4%
0%	980	9.4%
-1% to -9%	2,602	24.9%
-10% to -19%	2,880	27.6%
-20% or More	1,292	12.4%
<b>Total</b>	<b>10,452</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

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



## Tax Rates, Levies, and Assessed Values

Property tax rates decreased in about three-quarters of Cass County tax districts. The average tax rate fell by 5.4%, because the levy decreased and net assessed value increased.

Levies in Cass County decreased by 4.2%. The largest levy decrease was in the city of Logansport, due to a large decrease in the general fund levy. The Logansport Community School Corporation had a large increase in its debt service levy.

Cass County's total net assessed value increased 1.9% in 2012. Agricultural assessments rose 11.9%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 1.9%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$933,756,450	\$903,249,500	-3.3%	\$315,164,323	\$303,316,348	-3.8%
Other Residential	159,929,650	153,475,600	-4.0%	157,938,680	151,383,785	-4.2%
Ag Business/Land	339,806,400	380,945,400	12.1%	339,107,282	379,463,558	11.9%
Business Real/Personal	532,251,560	515,666,957	-3.1%	416,937,368	418,055,246	0.3%
<b>Total</b>	<b>\$1,965,744,060</b>	<b>\$1,953,337,457</b>	<b>-0.6%</b>	<b>\$1,229,147,653</b>	<b>\$1,252,218,937</b>	<b>1.9%</b>

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

## Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Cass County were \$2.8 million, or 8.6% of the levy. This was near the state average percentage of the levy of 9.2%, and more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Cass County's tax rates were higher than the state average. Cass County has a substantial local property tax replacement credit, which reduces its tax cap credits.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 3% business real and personal category. The largest percentage losses were in the city of Logansport and Logansport Schools where district tax rates topped \$4 per \$100 assessed value. The largest dollar losses were in Logansport Schools, the city of Logansport, and the county unit.

## Tax Cap Credits by Category

Tax cap credits decreased in Cass County in 2012 by \$750,690, or 20.9%. The percentage of the levy lost to credits fell by 1.8%. There were no major changes in state policy to affect tax cap credits in 2012. Cass County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
<b>1%</b>	\$318,403	\$295,608	-\$22,795	-7.2%
<b>2%</b>	1,820,470	1,679,558	-140,912	-7.7%
<b>3%</b>	1,399,400	838,496	-560,904	-40.1%
<b>Elderly</b>	59,073	32,995	-26,078	-44.1%
<b>Total</b>	\$3,597,347	\$2,846,658	-\$750,690	-20.9%
<b>% of Levy</b>	10.4%	8.6%		-1.8%

### Cass County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change			
						2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
<i>County Total</i>	44,198,745	33,218,547	34,326,121	33,503,466	32,109,561	-24.8%	3.3%	-2.4%	-4.2%
State Unit	33,377	0	0	0	0	-100.0%			
Cass County	9,581,843	8,278,139	8,552,561	9,043,942	9,195,617	-13.6%	3.3%	5.7%	1.7%
Adams Township	21,500	22,647	23,447	23,943	11,049	5.3%	3.5%	2.1%	-53.9%
Bethlehem Township	28,954	29,914	30,838	31,522	32,362	3.3%	3.1%	2.2%	2.7%
Boone Township	39,665	40,348	41,304	42,042	43,034	1.7%	2.4%	1.8%	2.4%
Clay Township	71,644	75,180	77,846	79,238	80,016	4.9%	3.5%	1.8%	1.0%
Clinton Township	45,710	47,207	50,047	50,394	52,707	3.3%	6.0%	0.7%	4.6%
Deer Creek Township	43,251	44,634	46,680	48,022	10,949	3.2%	4.6%	2.9%	-77.2%
Eel Township	298,647	315,753	328,077	333,297	340,847	5.7%	3.9%	1.6%	2.3%
Harrison Township	66,923	67,194	54,824	40,712	42,736	0.4%	-18.4%	-25.7%	5.0%
Jackson Township	37,392	39,070	40,749	41,604	43,043	4.5%	4.3%	2.1%	3.5%
Jefferson Township	29,441	27,358	29,567	27,518	30,524	-7.1%	8.1%	-6.9%	10.9%
Miami Township	122,722	193,137	217,091	208,101	190,385	57.4%	12.4%	-4.1%	-8.5%
Noble Township	52,262	56,798	58,974	60,190	60,886	8.7%	3.8%	2.1%	1.2%
Tipton Township	31,408	32,953	34,205	34,953	11,966	4.9%	3.8%	2.2%	-65.8%
Washington Township	92,401	96,687	99,410	102,283	106,577	4.6%	2.8%	2.9%	4.2%
Logansport Civil City	7,702,260	7,602,311	7,996,934	8,005,432	5,817,085	-1.3%	5.2%	0.1%	-27.3%
Galveston Civil Town	247,781	229,886	249,329	258,449	266,762	-7.2%	8.5%	3.7%	3.2%
Onward Civil Town	8,976	8,990	9,128	9,097	10,229	0.2%	1.5%	-0.3%	12.4%
Royal Center Civil Town	158,456	172,131	174,755	183,134	188,352	8.6%	1.5%	4.8%	2.8%
Walton Civil Town	138,122	143,214	147,240	151,800	160,048	3.7%	2.8%	3.1%	5.4%
Pioneer Regional School Corp	3,527,069	2,019,038	1,986,647	2,026,128	1,803,308	-42.8%	-1.6%	2.0%	-11.0%
Southeastern School Corp	5,548,775	2,739,329	3,130,199	3,382,346	2,786,553	-50.6%	14.3%	8.1%	-17.6%
Logansport Community School Corp	13,364,722	8,709,575	8,634,945	6,971,732	8,641,325	-34.8%	-0.9%	-19.3%	23.9%
Caston School Corp	1,250,178	536,602	564,842	551,420	316,826	-57.1%	5.3%	-2.4%	-42.5%
Logansport-Cass Public Library	889,262	920,225	955,118	979,725	1,029,470	3.5%	3.8%	2.6%	5.1%
Royal Center Public Library	71,382	73,809	75,809	78,365	82,346	3.4%	2.7%	3.4%	5.1%
Walton Public Library	163,379	154,936	156,796	156,276	163,883	-5.2%	1.2%	-0.3%	4.9%
Cass County Solid Waste Management Dist	0	0	0	0	0				
Logansport/Cass Co Airport Authority	531,243	541,482	558,759	581,801	590,676	1.9%	3.2%	4.1%	1.5%
Cass County Fire District #1	0	0	0	0	0				

**Cass County 2012 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
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
09001	Adams Township	1.2991	16.1221%	--	--	--	--	--	1.0897
09002	Bethlehem Township	1.3373	16.1221%	--	--	--	--	--	1.1217
09003	Boone Township	1.8967	16.1221%	--	--	--	--	--	1.5909
09004	Royal Center Town	3.4827	16.1221%	--	--	--	--	--	2.9212
09005	Clay Township	2.6041	16.1221%	--	--	--	--	--	2.1843
09006	Logansport City-Clay Twp	4.0486	16.1221%	--	--	--	--	--	3.3959
09007	Clinton Township	2.5656	16.1221%	--	--	--	--	--	2.1520
09008	Deer Creek Township	1.7255	16.1221%	--	--	--	--	--	1.4473
09009	Eel Township	2.8049	16.1221%	--	--	--	--	--	2.3527
09010	Logansport City-Eel Twp	4.0942	16.1221%	--	--	--	--	--	3.4341
09011	Harrison Township	1.8826	16.1221%	--	--	--	--	--	1.5791
09012	Jackson Township	1.7608	16.1221%	--	--	--	--	--	1.4769
09013	Galveston Town	2.9187	16.1221%	--	--	--	--	--	2.4481
09014	Jefferson Township	1.8657	16.1221%	--	--	--	--	--	1.5649
09015	Miami Township-Southeastern School	2.0990	16.1221%	--	--	--	--	--	1.7606
09016	Miami Township-Logansport Comm	2.8720	16.1221%	--	--	--	--	--	2.4090
09017	Noble Twp-Pioneer Regional School	1.9053	16.1221%	--	--	--	--	--	1.5981
09018	Noble Township-Logansport Comm	2.5881	16.1221%	--	--	--	--	--	2.1708
09019	Logansport City-Noble Twp	4.0560	16.1221%	--	--	--	--	--	3.4021
09020	Tipton Township	1.8065	16.1221%	--	--	--	--	--	1.5153
09021	Onward Town	2.5879	16.1221%	--	--	--	--	--	2.1707
09022	Walton Town	2.7975	16.1221%	--	--	--	--	--	2.3465
09023	Washington Twp-Southeastern Sch	1.8369	16.1221%	--	--	--	--	--	1.5408
09024	Washington Twp-Logansport School	2.6099	16.1221%	--	--	--	--	--	2.1891
09025	Logansport City-Washington Twp	4.0645	16.1221%	--	--	--	--	--	3.4092
09026	Logansport City-Clinton Twp	4.0590	16.1221%	--	--	--	--	--	3.4046
09027	Logansport City-Wash Twp-SE School	3.2915	16.1221%	--	--	--	--	--	2.7608

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.

**Cass County 2012 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>	295,608	1,664,585	804,392	32,995	2,797,580	32,109,561	8.7%
<i>TIF Total</i>	0	14,974	34,104	0	49,077	1,046,123	4.7%
<i>County Total</i>	295,608	1,679,558	838,496	32,995	2,846,658	33,155,684	8.6%
Cass County	64,043	327,302	151,052	9,023	551,420	9,195,617	6.0%
Adams Township	0	0	0	1	1	11,049	0.0%
Bethlehem Township	0	0	0	64	64	32,362	0.2%
Boone Township	23	338	0	30	391	43,034	0.9%
Clay Township	1,383	2,080	118	103	3,685	80,016	4.6%
Clinton Township	0	1,003	415	22	1,439	52,707	2.7%
Deer Creek Township	0	0	0	1	1	10,949	0.0%
Eel Township	5,767	24,173	10,409	429	40,777	340,847	12.0%
Harrison Township	0	0	0	5	5	42,736	0.0%
Jackson Township	14	249	0	12	276	43,043	0.6%
Jefferson Township	0	0	0	53	53	30,524	0.2%
Miami Township	5,650	1,622	0	264	7,537	190,385	4.0%
Noble Township	43	231	67	174	514	60,886	0.8%
Tipton Township	0	93	0	13	106	11,966	0.9%
Washington Township	13	181	728	44	966	106,577	0.9%
Logansport Civil City	74,898	561,764	304,624	5,851	947,137	5,817,085	16.3%
Galveston Civil Town	704	12,244	0	163	13,111	266,762	4.9%
Onward Civil Town	0	262	0	20	283	10,229	2.8%
Royal Center Civil Town	1,086	15,804	0	455	17,344	188,352	9.2%
Walton Civil Town	18	6,467	0	294	6,780	160,048	4.2%
Pioneer Regional School Corp	590	8,579	0	2,151	11,320	1,803,308	0.6%
Southeastern School Corp	484	13,933	0	1,405	15,821	2,786,553	0.6%
Logansport Community School Corp	128,529	624,330	307,871	10,222	1,070,953	8,641,325	12.4%
Caston School Corp	0	0	0	358	358	316,826	0.1%
Logansport-Cass Public Library	8,160	40,412	19,406	1,008	68,986	1,029,470	6.7%
Royal Center Public Library	84	1,225	0	71	1,380	82,346	1.7%
Walton Public Library	3	1,269	0	179	1,452	163,883	0.9%
Cass County Solid Waste Management Dist	0	0	0	0	0	0	
Logansport/Cass Co Airport Authority	4,114	21,024	9,703	580	35,420	590,676	6.0%
Cass County Fire District #1	0	0	0	0	0	0	
TIF - Anderson Ethanol (007)	0	570	0	0	570	404,862	0.1%
TIF - Gateway 35- 25 (010)	0	608	1	0	608	1,876	32.4%
TIF - East End TIF (010)	0	11,212	16,651	0	27,863	189,059	14.7%
TIF - Logans Landing (010)	0	2,250	17,449	0	19,699	172,317	11.4%
TIF - Gateway 35-18 (023)	0	0	0	0	0	34	0.0%
TIF - Gateway 35-20 (025)	0	233	2	0	235	696	33.8%
TIF - Gateway 35-27 (027)	0	101	0	0	101	472	21.4%
TIF - Airport/Industrial Park (027)	0	0	0	0	0	276,808	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.