

# 2013 Cass County Property Tax Report with Comparison to 2012

Legislative Services Agency

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**This report describes property tax changes in Cass 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 Cass County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
<b>2013</b>	0.2%	\$31,858,128	\$1,199,278,943	4.9%
<b>Change</b>		-0.8%	0.1%	
<b>2012</b>	-2.6%	\$32,109,561	\$1,198,125,955	8.6%

The total property tax bill for all taxpayers in Cass County increased by just 0.2% in 2013. The total levy decreased by 0.8%, but tax cap credits decreased from 8.6% to 4.9% of the levy, which offset the levy decrease for taxpayers. In this reassessment year certified net assessed value was nearly unchanged, rising 0.1%.

Cass County homeowners experienced a large 9.3% decrease in property tax bills in 2013. This was due to a large decline in net assessed value while property tax rates experienced little change. Homesteads also experienced an increase in local property tax credits. Statewide, the average homeowner's tax bill was almost unchanged.

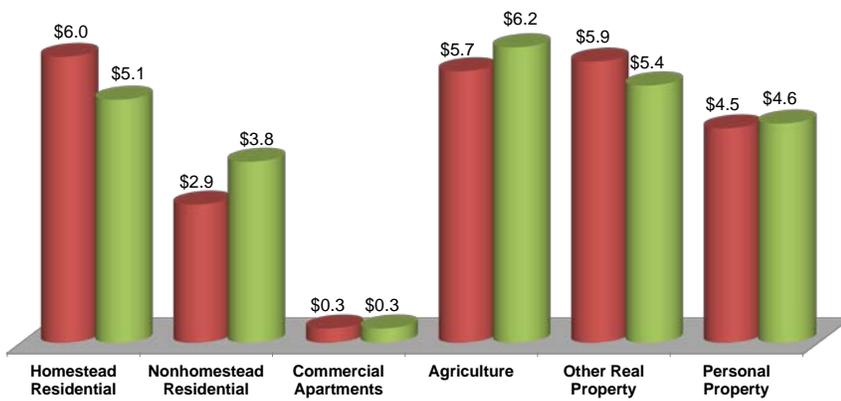
## Comparable Homestead Property Tax Changes in Cass County

	2012 to 2013	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	2,704	27.9%
No Change	581	6.0%
Lower Tax Bill	6,397	66.1%
<b>Average Change in Tax Bill</b>	<b>-9.3%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	665	6.9%
10% to 19%	581	6.0%
1% to 9%	1,458	15.1%
-1% to 1%	581	6.0%
-1% to -9%	2,091	21.6%
-10% to -19%	2,037	21.0%
-20% or More	2,269	23.4%
<b>Total</b>	<b>9,682</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 \$25.3    ■ 2013 - Total \$25.4



In Cass County most net property taxes were paid by business (other real and personal) and agriculture property owners in 2013. Total net property taxes increased 0.2%, less than the average 2.1% increase statewide. Nonhomestead residential property saw the biggest increase, while homestead net taxes decreased by the largest percentage.

Property tax rates increased in 18 of 27 Cass County tax districts in 2013. Rates decreased in several large tax districts, however, so the average tax rate fell by 0.9%. The county as a whole experienced a small levy decrease and a small increase in net assessed value, which resulted in the fall in the average tax rate. Statewide, the

average tax rate increased by 4.2%.

The total levies of all government units in Cass County decreased by 0.8%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Cass 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	\$890,461,500	\$789,835,850	-11.3%	\$292,984,151	\$253,950,685	-13.3%
Other Residential	169,548,100	215,727,100	27.2%	166,789,307	211,031,171	26.5%
Ag Business/Land	377,512,800	408,389,500	8.2%	374,356,433	404,896,265	8.2%
Business Real/Personal	515,708,157	497,624,114	-3.5%	418,089,046	412,052,886	-1.4%
<b>Total</b>	<b>\$1,953,230,557</b>	<b>\$1,911,576,564</b>	<b>-2.1%</b>	<b>\$1,252,218,937</b>	<b>\$1,281,931,007</b>	<b>2.4%</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.

Cass County's total billed net assessed value increased by 2.4% in 2013. Increases in other residential and agricultural assessments more than offset decreases in homestead assessments. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$295,608	\$131,866	-\$163,742	-55.4%
2%	1,679,558	1,378,659	-300,899	-17.9%
3%	838,496	92,310	-746,186	-89.0%
Elderly	32,995	20,651	-12,344	-37.4%
<b>Total</b>	<b>\$2,846,658</b>	<b>\$1,623,486</b>	<b>-\$1,223,171</b>	<b>-43.0%</b>
<b>% of Levy</b>	<b>8.6%</b>	<b>4.9%</b>		

Total tax cap credits in Cass County were \$1.6 million, which was 4.9% of the levy. This was less than the state average of 10.9%, but more than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits, but Cass County's average tax rate was above the statewide average

rate. Tax cap credits as a percentage of the levy were below the statewide average in Cass County because the county had a large property tax replacement credit rate, funded by local income taxes. Most of the tax cap credits in Cass County were in the 2% nonhomestead residential/farmland category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Cass County decreased \$1,223,171 between 2012 and 2013. Credits as a share of the total levy fell from 8.6% in 2012 to 4.9% in 2013.

**Cass County Levy Comparison by Taxing Unit**

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
<b>County Total</b>	<b>33,218,547</b>	<b>34,326,121</b>	<b>33,503,466</b>	<b>32,109,561</b>	<b>31,858,128</b>	<b>3.3%</b>	<b>-2.4%</b>	<b>-4.2%</b>	<b>-0.8%</b>
<b>Cass County</b>	<b>8,278,139</b>	<b>8,552,561</b>	<b>9,043,942</b>	<b>9,195,617</b>	<b>8,992,195</b>	<b>3.3%</b>	<b>5.7%</b>	<b>1.7%</b>	<b>-2.2%</b>
Adams Township	22,647	23,447	23,943	11,049	24,932	3.5%	2.1%	-53.9%	125.6%
Bethlehem Township	29,914	30,838	31,522	32,362	32,640	3.1%	2.2%	2.7%	0.9%
Boone Township	40,348	41,304	42,042	43,034	43,617	2.4%	1.8%	2.4%	1.4%
Clay Township	75,180	77,846	79,238	80,016	0	3.5%	1.8%	1.0%	-100.0%
Clinton Township	47,207	50,047	50,394	52,707	54,627	6.0%	0.7%	4.6%	3.6%
Deer Creek Township	44,634	46,680	48,022	10,949	51,775	4.6%	2.9%	-77.2%	372.9%
Eel Township	315,753	328,077	333,297	340,847	232,316	3.9%	1.6%	2.3%	-31.8%
Harrison Township	67,194	54,824	40,712	42,736	43,611	-18.4%	-25.7%	5.0%	2.0%
Jackson Township	39,070	40,749	41,604	43,043	42,688	4.3%	2.1%	3.5%	-0.8%
Jefferson Township	27,358	29,567	27,518	30,524	30,839	8.1%	-6.9%	10.9%	1.0%
Miami Township	193,137	217,091	208,101	190,385	207,888	12.4%	-4.1%	-8.5%	9.2%
Noble Township	56,798	58,974	60,190	60,886	16,501	3.8%	2.1%	1.2%	-72.9%
Tipton Township	32,953	34,205	34,953	11,966	36,989	3.8%	2.2%	-65.8%	209.1%
Washington Township	96,687	99,410	102,283	106,577	107,297	2.8%	2.9%	4.2%	0.7%
Logansport Civil City	7,602,311	7,996,934	8,005,432	5,817,085	5,063,101	5.2%	0.1%	-27.3%	-13.0%
Galveston Civil Town	229,886	249,329	258,449	266,762	269,167	8.5%	3.7%	3.2%	0.9%
Onward Civil Town	8,990	9,128	9,097	10,229	10,229	1.5%	-0.3%	12.4%	0.0%
Royal Center Civil Town	172,131	174,755	183,134	188,352	192,454	1.5%	4.8%	2.8%	2.2%
Walton Civil Town	143,214	147,240	151,800	160,048	161,741	2.8%	3.1%	5.4%	1.1%
Pioneer Regional School Corp	2,019,038	1,986,647	2,026,128	1,803,308	1,990,606	-1.6%	2.0%	-11.0%	10.4%
Southeastern School Corp	2,739,329	3,130,199	3,382,346	2,786,553	3,401,418	14.3%	8.1%	-17.6%	22.1%
Logansport Community School Corp	8,709,575	8,634,945	6,971,732	8,641,325	7,872,262	-0.9%	-19.3%	23.9%	-8.9%
Caston School Corp	536,602	564,842	551,420	316,826	398,603	5.3%	-2.4%	-42.5%	25.8%
Logansport-Cass Public Library	920,225	955,118	979,725	1,029,470	1,040,696	3.8%	2.6%	5.1%	1.1%
Royal Center Public Library	73,809	75,809	78,365	82,346	83,314	2.7%	3.4%	5.1%	1.2%
Walton Public Library	154,936	156,796	156,276	163,883	166,992	1.2%	-0.3%	4.9%	1.9%
Cass County Solid Waste Management Dist	0	0	0	0	0				
Logansport/Cass Co Airport Authority	541,482	558,759	581,801	590,676	568,458	3.2%	4.1%	1.5%	-3.8%
Cass County Fire District #1	0	0	0	0	721,172				

**Cass County 2013 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	1.3698	20.9055%	--	--	--	--	--	1.0834
09002	Bethlehem Township	1.3704	20.9055%	--	--	--	--	--	1.0839
09003	Boone Township	1.9423	20.9055%	--	--	--	--	--	1.5363
09004	Royal Center Town	3.7167	20.9055%	--	--	--	--	--	2.9397
09005	Clay Township	2.8507	20.9055%	--	--	--	--	--	2.2547
09006	Logansport City-Clay Twp	3.7936	20.9055%	--	--	--	--	--	3.0005
09007	Clinton Township	2.4701	20.9055%	--	--	--	--	--	1.9537
09008	Deer Creek Township	1.9185	20.9055%	--	--	--	--	--	1.5174
09009	Eel Township	2.9220	20.9055%	--	--	--	--	--	2.3111
09010	Logansport City-Eel Twp	3.8649	20.9055%	--	--	--	--	--	3.0569
09011	Harrison Township	1.9283	20.9055%	--	--	--	--	--	1.5252
09012	Jackson Township	1.8882	20.9055%	--	--	--	--	--	1.4935
09013	Galveston Town	3.1088	20.9055%	--	--	--	--	--	2.4589
09014	Jefferson Township	1.9104	20.9055%	--	--	--	--	--	1.5110
09015	Miami Township-Southeastern School	2.2473	20.9055%	--	--	--	--	--	1.7775
09016	Miami Township-Logansport Comm	2.7919	20.9055%	--	--	--	--	--	2.2082
09017	Noble Township-Pioneer Regional Sch	2.3444	20.9055%	--	--	--	--	--	1.8543
09018	Noble Township-Logansport Comm	2.8790	20.9055%	--	--	--	--	--	2.2771
09019	Logansport City-Noble Twp	3.8219	20.9055%	--	--	--	--	--	3.0229
09020	Tipton Township	1.9752	20.9055%	--	--	--	--	--	1.5623
09021	Onward Town	2.6772	20.9055%	--	--	--	--	--	2.1175
09022	Walton Town	2.9681	20.9055%	--	--	--	--	--	2.3476
09023	Washington Twp-Southeastern Sch	1.9599	20.9055%	--	--	--	--	--	1.5502
09024	Washington Twp-Logansport School	2.5045	20.9055%	--	--	--	--	--	1.9809
09025	Logansport City-Washington Twp	3.8287	20.9055%	--	--	--	--	--	3.0283
09026	Logansport City-Clinton Twp	3.8249	20.9055%	--	--	--	--	--	3.0253
09027	Logansport City-Wash Twp-SE School	3.2841	20.9055%	--	--	--	--	--	2.5975

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 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>	131,866	1,370,158	87,827	20,651	1,610,502	31,858,128	5.1%
<i>TIF Total</i>	0	8,501	4,483	0	12,984	1,058,758	1.2%
<i>County Total</i>	131,866	1,378,659	92,310	20,651	1,623,486	32,916,886	4.9%
Cass County	29,652	275,715	17,056	5,983	328,406	8,992,195	3.7%
Adams Township	0	0	0	2	2	24,932	0.0%
Bethlehem Township	0	0	0	51	51	32,640	0.2%
Boone Township	9	347	0	13	369	43,617	0.8%
Clay Township	0	0	0	0	0	0	
Clinton Township	0	0	27	1	28	54,627	0.1%
Deer Creek Township	0	0	0	17	17	51,775	0.0%
Eel Township	1,597	20,493	1,454	115	23,659	232,316	10.2%
Harrison Township	0	0	0	9	9	43,611	0.0%
Jackson Township	12	301	0	12	324	42,688	0.8%
Jefferson Township	0	0	0	70	70	30,839	0.2%
Miami Township	3,453	1,231	0	255	4,939	207,888	2.4%
Noble Township	18	148	4	28	198	16,501	1.2%
Tipton Township	0	111	0	7	117	36,989	0.3%
Washington Township	0	37	48	90	175	107,297	0.2%
Logansport Civil City	26,480	432,620	32,154	2,097	493,350	5,063,101	9.7%
Galveston Civil Town	616	15,948	0	324	16,888	269,167	6.3%
Onward Civil Town	0	207	0	19	227	10,229	2.2%
Royal Center Civil Town	455	18,493	0	195	19,143	192,454	9.9%
Walton Civil Town	0	7,913	0	221	8,134	161,741	5.0%
Pioneer Regional School Corp	238	9,683	0	1,611	11,532	1,990,606	0.6%
Southeastern School Corp	463	19,770	0	1,681	21,913	3,401,418	0.6%
Logansport Community School Corp	57,556	499,058	33,741	5,361	595,716	7,872,262	7.6%
Caston School Corp	0	0	0	362	362	398,603	0.1%
Logansport-Cass Public Library	3,914	34,813	2,266	740	41,733	1,040,696	4.0%
Royal Center Public Library	31	1,276	0	30	1,338	83,314	1.6%
Walton Public Library	0	1,518	0	58	1,577	166,992	0.9%
Cass County Solid Waste Mgt Dist	0	0	0	0	0	0	
Logansport/Cass Co Airport Authority	1,875	17,430	1,078	378	20,761	568,458	3.7%
Cass County Fire District #1	5,498	13,045	0	921	19,464	721,172	2.7%
TIF - Anderson Ethanol (007)	0	0	0	0	0	477,123	0.0%
TIF - Gateway 35-25 (010)	0	1,159	29	0	1,188	6,256	19.0%
TIF - East End TIF (010)	0	3,721	2,278	0	5,999	169,480	3.5%
TIF - Logans Landing (010)	0	3,294	2,171	0	5,465	164,576	3.3%
TIF - Gateway 35-18 (023)	0	0	0	0	0	206	0.0%
TIF - Gateway 35-20 (025)	0	66	4	0	70	759	9.2%
TIF - Gateway 35-27 (027)	0	262	0	0	262	5,015	5.2%
TIF - Airport/Industrial Park (027)_	0	0	0	0	0	235,342	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.