

2009 CLARK COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

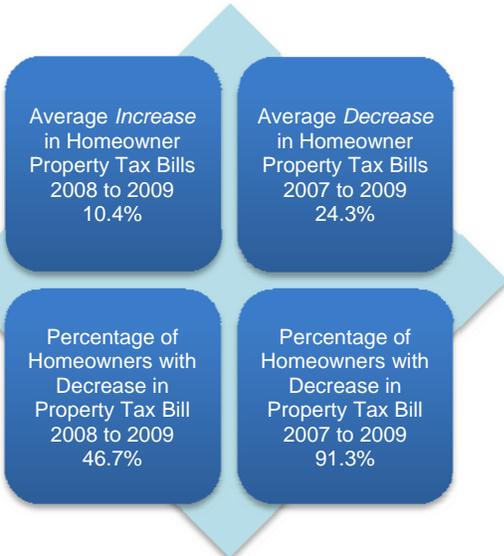


Legislative Services Agency

November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills Clark County



Change in Tax Bill	Change from 2008 to 2009		Change from 2007 to 2009	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	9,850	38.8%	747	2.9%
10% to 19%	1,772	7.0%	249	1.0%
1% to 9%	1,754	6.9%	1,110	4.4%
0%	143	0.6%	102	0.4%
-1% to -9%	3,424	13.5%	2,503	9.9%
-10% to -19%	3,053	12.0%	3,835	15.1%
-20% to -29%	2,740	10.8%	5,395	21.3%
-30% to -39%	1,126	4.4%	5,680	22.4%
-40% to -49%	476	1.9%	2,937	11.6%
-50% to -59%	231	0.9%	1,238	4.9%
-60% to -69%	184	0.7%	512	2.0%
-70% to -79%	142	0.6%	356	1.4%
-80% to -89%	93	0.4%	210	0.8%
-90% to -99%	68	0.3%	160	0.6%
-100%	329	1.3%	351	1.4%
Total	25,385	100.0%	25,385	100.0%
Higher Tax Bill	13,376	52.7%	2,106	8.3%
No Change	143	0.6%	102	0.4%
Lower Tax Bill	11,866	46.7%	23,177	91.3%
Average Change in Tax Bill	10.4%		-24.3%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Clark County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-17.5%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-36.1%	-30.6%
State PTRC Percentage, 2008	22.0%	20.1%
Total State Homestead Credit, 2008	47.1%	39.5%
Total State Homestead Credit, 2009	7.3%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Clark County increased by 10.4%. Clark County gross tax levies fell more than the state average, because local units in Clark County reduced their levies. This reduced tax rates. But Clark County taxpayers saw high state homestead credit rates in 2008. The loss of this tax relief more than offset the effects of the lower tax rates. Clark County did not adopt a local option income tax for property tax relief, and only a few elderly Clark County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were

2009 Property Tax Changes:

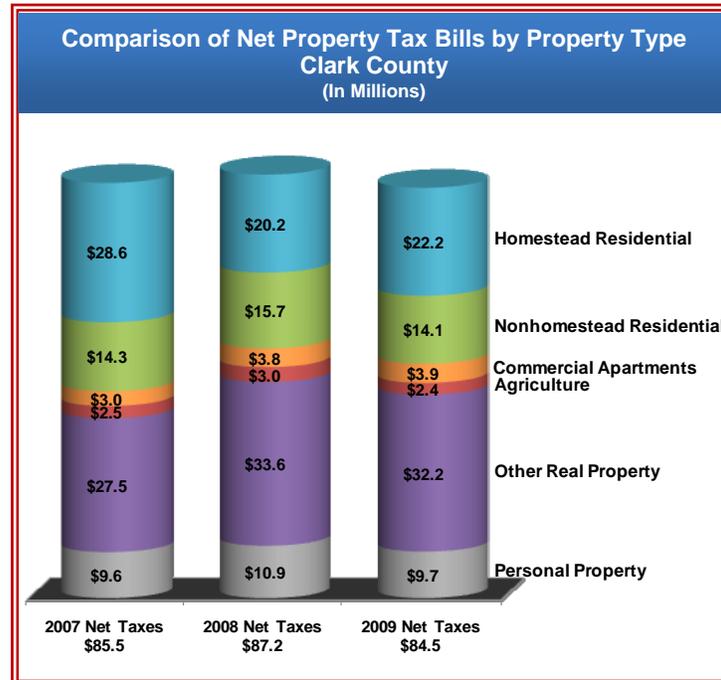
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

substantially lower in 2009 compared to 2007 in Clark County, as they were in almost all Indiana counties.



In Clark County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 10.2% decline in average property tax bills. Average tax bills on commercial apartments increased 2.6%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 20.0% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 4.2%. Personal property, which is largely business equipment, saw an 11.0% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Clark County \$269,513

Percentage share of circuit breaker tax cap credits by cap category...



Clark County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	\$105,863,418	\$118,137,275	\$75,997,137	11.6%	-35.7%	-8.6%
State Unit	108,670	116,046	0	6.8%	-100.0%	
Clark County	16,490,746	11,860,909	7,879,815	-28.1%	-33.6%	12.1%
Bethlehem Township	5,056	5,026	5,002	-0.6%	-0.5%	-0.5%
Carr Township	30,144	20,624	32,861	-31.6%	59.3%	59.3%
Charlestown Township	122,945	128,345	119,461	4.4%	-6.9%	-6.9%
Jeffersonville Township	629,954	651,929	519,669	3.5%	-20.3%	-20.3%
Monroe Township	44,526	45,043	48,692	1.2%	8.1%	8.1%
Oregon Township	18,304	18,903	15,420	3.3%	-18.4%	-18.4%
Owen Township	14,535	14,915	15,878	2.6%	6.5%	6.5%
Silver Creek Township	106,262	107,871	103,029	1.5%	-4.5%	-4.5%
Union Township	13,642	12,826	14,898	-6.0%	16.2%	16.2%
Utica Township	35,806	36,251	39,009	1.2%	7.6%	7.6%
Washington Township	15,922	15,872	15,806	-0.3%	-0.4%	-0.4%
Wood Township	70,436	73,504	72,866	4.4%	-0.9%	-0.9%
Jeffersonville Civil City	11,482,843	12,056,327	14,848,066	5.0%	23.2%	30.4%
Charlestown Civil City	1,982,491	2,060,317	1,637,460	3.9%	-20.5%	-18.8%
Clarksville Civil Town	9,289,448	8,920,800	9,259,758	-4.0%	3.8%	8.2%
Town Of Borden	124,897	128,218	136,428	2.7%	6.4%	6.4%
Sellersburg Civil Town	1,357,348	1,360,569	1,449,044	0.2%	6.5%	8.3%
Utica Civil Town	54,861	57,698	59,616	5.2%	3.3%	3.3%
West Clark Community School Corporation	15,338,935	17,463,960	9,183,239	13.9%	-47.4%	-19.5%
Clarksville Community School Corporation	7,169,848	7,480,449	4,925,175	4.3%	-34.2%	6.7%
Greater Clark County School Corporation	35,387,881	49,745,127	20,412,140	40.6%	-59.0%	-31.3%
Jeffersonville Township Public Library	1,639,678	1,642,220	1,664,163	0.2%	1.3%	1.3%
Charlestown-Clark County Contractual Library	846,343	860,381	910,840	1.7%	5.9%	5.9%
Jeffersonville Flood Control	895,349	915,651	857,565	2.3%	-6.3%	-6.3%
Charlestown Fire	365,042	379,730	364,250	4.0%	-4.1%	-4.1%
Tri-Township Fire Protection District	817,159	789,610	1,001,350	-3.4%	26.8%	26.8%
Monroe Township Fire Protection	167,209	155,915	187,155	-6.8%	20.0%	20.0%
Utica Township Fire District	202,724	187,341	79,987	-7.6%	-57.3%	-57.3%
New Washington Fire Protection District	129,995	131,997	138,495	1.5%	4.9%	4.9%
Clark County Solid Waste Management Dist.	0	0	0	0.0%	0.0%	0.0%
Clark County Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Clarksville Redevelopment Commission	460,897	241,441	0	-47.6%	-100.0%	-100.0%
Jeffersonville Redevelopment Commission	443,522	451,460	0	1.8%	-100.0%	-100.0%

Note: 2008 – 2009 Comparable Levy Change reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children’s psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Clark County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions \$)			Gross Levy (\$)			Tax Rate (%)		State PTRC	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
									Rate-Real				
Charlestown Township	314.4	211.9	-32.6%	6,262,930	2,456,492	-60.8%	1.9920	1.1590	24.20%	43.02%	7.31%	2.30%	3.35%
Charlestown City	252.3	208.4	-17.4%	7,126,425	4,040,978	-43.3%	2.8246	1.9390	20.63%	45.37%	7.31%	6.24%	8.46%
Jeffersonville Township-OFW	407.2	251.7	-38.2%	8,233,104	2,965,049	-64.0%	2.0219	1.1780	23.81%	42.56%	7.31%	4.82%	6.87%
Jeffersonville Township-IFW	1.3	1.7	26.8%	27,831	21,439	-23.0%	2.1214	1.2884	0.00%	24.88%	7.31%	0.00%	0.00%
Jeff Township-Clark Park-OFW	24.4	20.9	-14.7%	516,504	279,805	-45.8%	2.1135	1.3416	23.35%	43.07%	7.31%	34.59%	49.96%
Jeff Township-Clark Park-IFW	4.8	4.5	-5.0%	105,428	65,710	-37.7%	2.2130	1.4520	23.16%	44.26%	7.31%	0.06%	0.10%
Jeffersonville City-OFW	659.1	580.0	-12.0%	19,530,657	13,236,425	-32.2%	2.9634	2.2820	22.91%	52.78%	7.31%	8.23%	9.11%
Jeffersonville City-IFW	530.3	432.8	-18.4%	16,243,594	10,353,936	-36.3%	3.0629	2.3924	22.78%	53.31%	7.31%	20.54%	26.68%
Clarksville Town-OFW	127.3	122.3	-3.9%	3,733,565	3,338,887	-10.6%	2.9327	2.7291	21.05%	48.84%	7.31%	51.16%	92.69%
Clarksville Town-IFW	361.7	299.9	-17.1%	10,968,199	8,514,431	-22.4%	3.0322	2.8395	20.98%	49.49%	7.31%	38.21%	41.33%
Clarksville Town-GCS-OFW	261.1	225.4	-13.7%	7,798,739	5,310,024	-31.9%	2.9867	2.3555	21.54%	49.30%	7.31%	26.00%	32.41%
Clarksville Town-GCS-IFW	52.9	44.3	-16.2%	1,631,111	1,092,314	-33.0%	3.0862	2.4659	21.46%	49.93%	7.31%	13.79%	16.55%
Bethlehem Township	24.1	22.8	-5.5%	481,456	264,514	-45.1%	1.9986	1.1619	24.43%	43.75%	7.31%	3.81%	6.79%
Carr Township	219.8	168.0	-23.6%	3,791,006	2,066,304	-45.5%	1.7246	1.2299	20.01%	41.99%	7.31%	0.23%	0.28%
Monroe Township	198.9	174.3	-12.4%	3,453,447	2,131,503	-38.3%	1.7366	1.2231	20.08%	42.35%	7.31%	2.57%	3.32%
Oregon Township - NWFPPD	37.7	32.7	-13.2%	755,670	381,771	-49.5%	2.0066	1.1676	24.40%	43.85%	7.31%	1.01%	1.52%
Owen Township	49.3	40.5	-17.8%	989,590	477,898	-51.7%	2.0082	1.1795	24.37%	43.79%	7.31%	0.17%	0.26%
Silver Creek Township	170.0	158.5	-6.7%	2,952,628	1,957,957	-33.7%	1.7370	1.2350	20.00%	42.17%	7.31%	36.48%	43.98%
Sellersburg Town	285.6	235.2	-17.6%	6,322,186	4,334,324	-31.4%	2.2138	1.8429	19.09%	46.02%	7.31%	1.69%	1.99%
Union Township	132.8	116.4	-12.3%	2,289,436	1,422,474	-37.9%	1.7246	1.2225	20.01%	41.98%	7.31%	1.55%	1.72%
Utica Township	296.6	80.9	-72.7%	5,846,739	924,109	-84.2%	1.9714	1.1422	24.14%	42.42%	7.31%	3.14%	4.30%
Washington Township	76.3	65.6	-14.1%	1,525,486	763,515	-49.9%	1.9986	1.1641	24.43%	43.75%	7.31%	4.64%	7.28%
Wood Township	113.8	95.7	-15.9%	1,925,843	1,105,391	-42.6%	1.6924	1.1549	19.68%	40.60%	7.31%	29.95%	42.17%
Borden Town	28.4	23.9	-15.9%	603,048	406,005	-32.7%	2.1236	1.7005	19.89%	47.11%	7.31%	4.28%	5.43%
Utica Town	39.2	34.7	-11.6%	830,649	454,241	-45.3%	2.1171	1.3093	23.84%	44.45%	7.31%	7.68%	9.50%
Oregon Township-CFPD	29.4	23.4	-20.3%	587,890	272,068	-53.7%	1.9981	1.1604	24.19%	43.12%	7.31%	0.56%	0.91%
Jeff City-Utica Twp-OFW	109.1	272.7	150.1%	3,185,406	6,091,947	91.2%	2.9208	2.2336	23.10%	52.92%	7.31%	47.08%	38.85%
Clarksville Town-Sct-TFDP	167.6	124.0	-26.0%	3,948,547	2,338,988	-40.8%	2.3560	1.8861	19.25%	47.85%	7.31%	10.01%	11.30%
Chas Twp Jeff City	0.0	32.0		0	719,539		0.0000	2.2510	0.00%	0.00%	7.31%	0.00%	2.02%
County Totals/Averages	4,975.2	4,105.1	-17.5%	121,667,112	77,788,038	-36.1%	2.4432	1.8923	21.99%	47.09%	7.31%	11.02%	16.25%

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Clark County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Clark County	7,879,815	0	13,698	0	5,802	19,500
Bethlehem Township	5,002	0	0	0	0	0
Carr Township	32,861	0	0	0	2	2
Charlestown Township	119,461	0	0	0	13	13
Jeffersonville Township	519,669	0	1,186	0	446	1,633
Monroe Township	48,692	0	0	0	1	1
Oregon Township	15,420	0	0	0	0	0
Owen Township	15,878	0	0	0	0	0
Silver Creek Township	103,029	0	0	0	34	34
Union Township	14,898	0	0	0	0	0
Utica Township	39,009	0	0	0	6	6
Washington Township	15,806	0	0	0	10	10
Wood Township	72,866	0	0	0	5	5
Jeffersonville Civil City	14,848,066	0	0	0	14,496	14,496
Charlestown Civil City	1,637,460	0	0	0	242	242
Clarksville Civil Town	9,259,758	0	87,018	0	17,674	104,693
Town of Borden	136,428	0	0	0	87	87
Sellersburg Civil Town	1,449,044	0	0	0	634	634
Utica Civil Town	59,616	0	0	0	41	41
West Clark Community School Corporation	9,183,239	0	0	0	1,749	1,749
Clarksville Community School Corporation	4,925,175	0	82,831	0	11,802	94,634
Greater Clark County School Corporation	20,412,140	0	0	0	14,260	14,260
Jeffersonville Township Public Library	1,664,163	0	5,929	0	2,205	8,133
Charlestown-Clark County Contractual Library	910,840	0	0	0	160	160
Jeffersonville Flood Control	857,565	0	7,259	0	1,593	8,852
Charlestown Fire	364,250	0	0	0	40	40
Tri-Township Fire Protection District	1,001,350	0	0	0	235	235
Monroe Township Fire Protection	187,155	0	0	0	4	4
Utica Township Fire District	79,987	0	0	0	16	16
New Washington Fire Protection District	138,495	0	0	0	35	35
Clark County Solid Waste Management District	0	0	0	0	0	0
Clark County Redevelopment Commission	0	0	0	0	0	0
Clarksville Redevelopment Commission	0	0	0	0	0	0
Jeffersonville Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	75,997,137	0	197,922	0	71,591	269,513

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.