

2010 Property Tax Report

Clark County

with comparisons between 2007 and 2010



Legislative Services Agency

July 2010

This report describes property tax changes in Clark 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 Clark 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 Clark County

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	22,721	90.8%	5,317	21.2%
No Change	435	1.7%	99	0.4%
Lower Tax Bill	1,867	7.5%	19,607	78.4%
Average Change in Tax Bill	10.9%		-15.9%	
Detailed Change in Tax Bill				
20% or More	3,010	12.0%	1,371	5.5%
10% to 19%	11,480	45.9%	1,597	6.4%
1% to 9%	8,231	32.9%	2,349	9.4%
0%	435	1.7%	99	0.4%
-1% to -9%	897	3.6%	3,093	12.4%
-10% to -19%	480	1.9%	4,546	18.2%
-20% to -29%	182	0.7%	5,102	20.4%
-30% to -39%	80	0.3%	2,976	11.9%
-40% to -49%	49	0.2%	1,418	5.7%
-50% to -59%	38	0.2%	884	3.5%
-60% to -69%	25	0.1%	520	2.1%
-70% to -79%	24	0.1%	344	1.4%
-80% to -89%	15	0.1%	186	0.7%
-90% to -99%	14	0.1%	162	0.6%
-100%	63	0.3%	376	1.5%
Total	25,023	100.0%	25,023	100.0%

The average homeowner saw a 10.9% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 15.9% lower than they were in 2007, before the property tax reforms.

78.4% of homeowners saw lower tax bills in 2010 than in 2007.

78.8% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

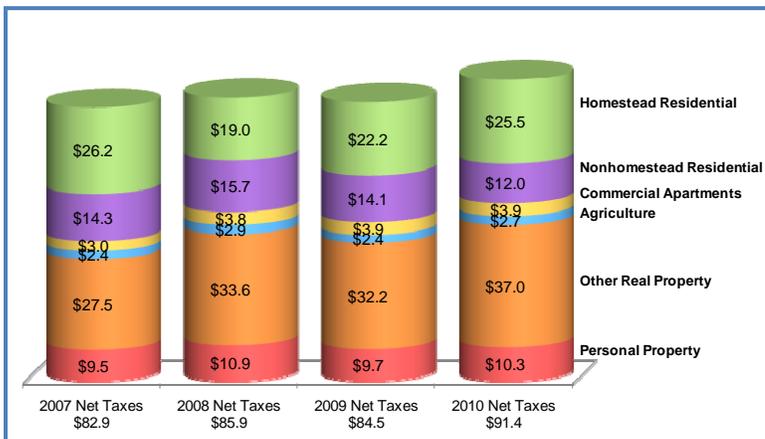
The largest percentage of homeowners have seen between a 10% and 29% decrease in their tax bills from 2007 to 2010.

Note: Percentages may not total due to rounding.

Clark County Overview

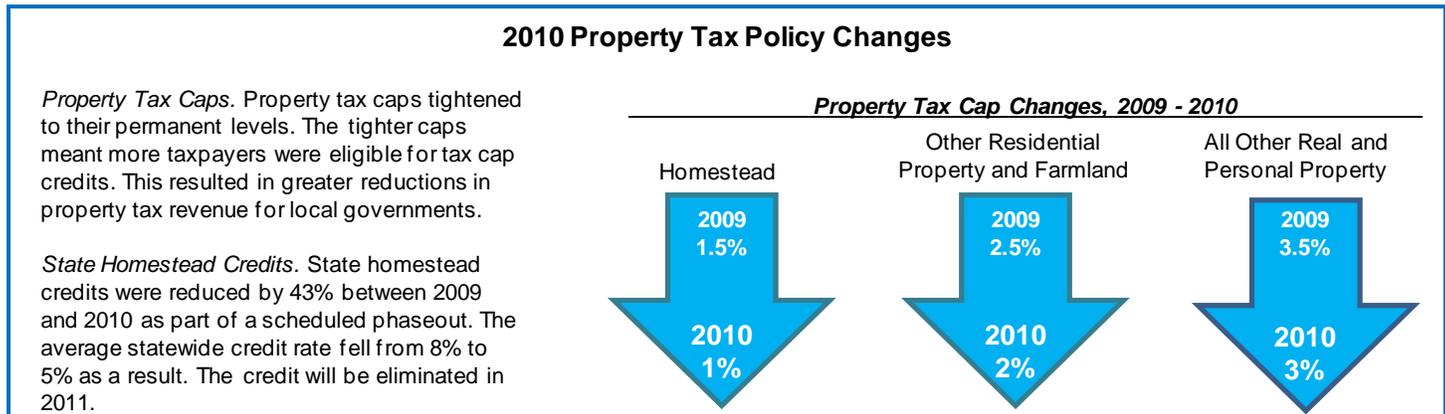
The larger-than-average increase in homeowner tax bills was the result of a larger-than-average increase in property tax levies. Property tax levies increased 10.6% in Clark County in 2010, more than the state average increase of 2.4%. This was due to substantial increases in the county courthouse lease rental levy, the West Clark and Clarksville School Corporation debt service levies, and especially in the Greater Clark County School Corporation's debt service and capital project fund levies. Clark County adopted a local option income tax for property tax relief, effective in 2010, which kept homeowner tax bills from rising more. Clark County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Clark County tax rates 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 8.1% in Clark County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 1.5% decrease in tax bills. This small decrease was due to a combination of increased levies, the new property tax relief from income tax, and the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps and the new property tax relief also affected nonhomestead residential property (mostly small rental residences), which saw a 14.8% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 15% and 6.4% increase,

respectively, in tax bills in 2010. This was mainly because of the increase in Clark County property tax levies. Commercial and industrial property did not benefit from the tightened tax caps because Clark County's tax rates were not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 10.8% increase in tax payments in 2010 because of the Clark County tax levy increases and the 4% increase in the base rate of farmland, from \$1,200 to \$1,250 per acre.



Tax Cap Credits

Tax cap credits in Clark County in 2010 amounted to 3.3% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly because no commercial or industrial properties in the 3% tax cap category qualified for credits. The highest Clark County net tax rate barely was below \$3. Neither Clark 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
Clark County Total \$3,349,106

1%	2%	3%	Elderly
\$404,158	\$2,830,902	\$0	\$114,046
12.1%	84.5%	0.0%	3.4%

The City of Jeffersonville, Town of Clarksville, and the Greater Clark County School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the City of Jeffersonville lost the most, at 5.8%, followed by Clarksville Community School Corporation at 5.5%. Losses were greatest for units that overlapped the municipalities of Clarksville and Jeffersonville because these tax districts had the highest tax rates.

The Effects of Recession

In Clark County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.3% in December 2007 to 8.6% in July 2009. Job losses and income declines contributed to a 1.7% decrease in local income tax revenue, after adjusting for rate changes. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Clark County in 2010.

Clark County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	4,116,787,748	4,168,815,724	1.3%
Other Residential	742,791,968	773,336,784	4.1%
Ag Business/Land	191,803,711	198,257,391	3.4%
Business Real/Personal	2,280,136,991	2,412,076,479	5.8%
Total	\$7,331,520,418	\$7,552,486,378	3.0%

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. Lower assessed values 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 Clark County, the gross assessed value of business real and personal property increased 5.8% in 2010. Other assessment categories increased, and total gross assessed value in Clark County rose 3%. 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.

Clark County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change		
					2007-2008	2008-2009	2009-2010
<i>County Total</i>	105,863,418	118,137,275	75,997,137	84,046,245	11.6%	-35.7%	10.6%
State Unit	108,670	116,046	0	0	6.8%	-100.0%	
Clark County	16,490,746	11,860,909	7,879,815	8,922,352	-28.1%	-33.6%	13.2%
Bethlehem Township	5,056	5,026	5,002	4,977	-0.6%	-0.5%	-0.5%
Carr Township	30,144	20,624	32,861	32,627	-31.6%	59.3%	-0.7%
Charlestown Township	122,945	128,345	119,461	133,326	4.4%	-6.9%	11.6%
Jeffersonville Township	629,954	651,929	519,669	610,565	3.5%	-20.3%	17.5%
Monroe Township	44,526	45,043	48,692	51,350	1.2%	8.1%	5.5%
Oregon Township	18,304	18,903	15,420	4,108	3.3%	-18.4%	-73.4%
Owen Township	14,535	14,915	15,878	16,746	2.6%	6.5%	5.5%
Silver Creek Township	106,262	107,871	103,029	115,258	1.5%	-4.5%	11.9%
Union Township	13,642	12,826	14,898	15,435	-6.0%	16.2%	3.6%
Utica Township	35,806	36,251	39,009	40,627	1.2%	7.6%	4.1%
Washington Township	15,922	15,872	15,806	15,775	-0.3%	-0.4%	-0.2%
Wood Township	70,436	73,504	72,866	73,047	4.4%	-0.9%	0.2%
Jeffersonville Civil City	11,482,843	12,056,327	14,848,066	16,337,155	5.0%	23.2%	10.0%
Charlestown Civil City	1,982,491	2,060,317	1,637,460	1,710,564	3.9%	-20.5%	4.5%
Clarksville Civil Town	9,289,448	8,920,800	9,259,758	9,614,798	-4.0%	3.8%	3.8%
Town Of Borden	124,897	128,218	136,428	119,001	2.7%	6.4%	-12.8%
Sellersburg Civil Town	1,357,348	1,360,569	1,449,044	1,531,177	0.2%	6.5%	5.7%
Utica Civil Town	54,861	57,698	59,616	63,082	5.2%	3.3%	5.8%
West Clark Community School Corp	15,338,935	17,463,960	9,183,239	10,025,934	13.9%	-47.4%	9.2%
Clarksville Community School Corp	7,169,848	7,480,449	4,925,175	5,403,531	4.3%	-34.2%	9.7%
Greater Clark County School Corp	35,387,881	49,745,127	20,412,140	23,738,723	40.6%	-59.0%	16.3%
Jeffersonville Township Public Library	1,639,678	1,642,220	1,664,163	1,584,639	0.2%	1.3%	-4.8%
Charlestown-Clark County Contractual Lib	846,343	860,381	910,840	965,723	1.7%	5.9%	6.0%
Jeffersonville Flood Control	895,349	915,651	857,565	960,551	2.3%	-6.3%	12.0%
Charlestown Fire	365,042	379,730	364,250	378,822	4.0%	-4.1%	4.0%
Tri-Township Fire Protection Dist	817,159	789,610	1,001,350	1,047,460	-3.4%	26.8%	4.6%
Monroe Township Fire Protection	167,209	155,915	187,155	225,706	-6.8%	20.0%	20.6%
Utica Township Fire Dist	202,724	187,341	79,987	156,256	-7.6%	-57.3%	95.4%
New Washington Fire Protection Dist	129,995	131,997	138,495	146,930	1.5%	4.9%	6.1%
Clark County Solid Waste Management Dist	0	0	0	0			
Clark County Redevelopment Comm	0	0	0	0			
Clarksville Redevelopment Comm	460,897	241,441	0	0	-47.6%	-100.0%	
Jeffersonville Redevelopment Comm	443,522	451,460	0	0	1.8%	-100.0%	

Clark 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	
10003	Charlestown Twp	1.3316	4.5304%	3.7569%	--	3.1776%	--	--	--	1.1789
10004	Charlestown City	2.1170	4.5304%	3.7569%	--	8.2967%	--	--	--	1.7659
10005	Jeffersonville Twp-OFW	1.3666	4.5304%	3.7569%	--	6.8915%	--	--	--	1.1592
10006	Jeffersonville Twp-IFW	1.4909	4.5304%	3.7569%	--	--	--	--	--	1.3673
10007	Jeff Twp-Clark Park-OFW	1.4429	4.5304%	3.7569%	--	54.1586%	--	--	--	0.5419
10008	Jeff Twp-Clark Park-IFW	1.5672	4.5304%	3.7569%	--	0.1045%	--	--	--	1.4357
10009	Jeffersonville City-OFW	2.6055	4.5304%	3.7569%	--	8.9541%	--	--	--	2.1563
10010	Jeffersonville City-IFW	2.7298	4.5304%	3.7569%	--	26.2804%	--	--	--	1.7862
10011	Clarksville Town-OFW	2.9282	4.5304%	3.7569%	--	96.2431%	--	--	--	0.0000
10012	Clarksville Town-IFW	3.0525	4.5304%	3.7569%	--	42.8331%	--	--	--	1.4920
10013	Clarksville Town-GCS-OFW	2.5845	4.5304%	3.7569%	--	33.7428%	--	--	--	1.4982
10014	Clarksville Town-GCS-IFW	2.7088	4.5304%	3.7569%	--	17.1501%	--	--	--	2.0198
10025	Bethlehem Township	1.3337	4.5304%	3.7569%	--	6.6966%	--	--	--	1.1339
10026	Carr Township	1.3557	4.5304%	3.7569%	--	0.2705%	--	--	--	1.2397
10027	Monroe Township	1.3724	4.5304%	3.7569%	--	3.2080%	--	--	--	1.2146
10028	Oregon Township - NWFPD	1.3202	4.5304%	3.7569%	--	1.5581%	--	--	--	1.1902
10029	Owen Township	1.3543	4.5304%	3.7569%	--	0.2616%	--	--	--	1.2385
10030	Silver Creek Township	1.3629	4.5304%	3.7569%	--	43.0224%	--	--	--	0.6636
10031	Sellersburg Town	2.0215	4.5304%	3.7569%	--	2.0723%	--	--	--	1.8121
10032	Union Township	1.3492	4.5304%	3.7569%	--	1.6810%	--	--	--	1.2147
10033	Utica Township	1.3889	4.5304%	3.7569%	--	4.0749%	--	--	--	1.2172
10034	Washington Township	1.3364	4.5304%	3.7569%	--	7.2777%	--	--	--	1.1284
10035	Wood Township	1.2874	4.5304%	3.7569%	--	49.5915%	--	--	--	0.5423
10036	Borden Town	1.9534	4.5304%	3.7569%	--	5.3734%	--	--	--	1.6866
10037	Utica Town	1.5514	4.5304%	3.7569%	--	9.0461%	--	--	--	1.2825
10038	Oregon Township-CFPD	1.3103	4.5304%	3.7569%	--	0.9186%	--	--	--	1.1897
10039	Jeff City-Utica Twp-OFW	2.5554	4.5304%	3.7569%	--	36.4306%	--	--	--	1.4127
10040	Clarksville Town-Sct-TFPD	2.0596	4.5304%	3.7569%	--	11.5506%	--	--	--	1.6510
10042	Chastwp Jeff City	2.5785	4.5304%	3.7569%	--	1.9373%	--	--	--	2.3149

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.

Clark 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>	375,058	2,464,281	0	113,403	2,952,742	84,046,245	3.5%
<i>TIF Total</i>	29,100	366,621	0	643	396,364	18,440,102	2.1%
<i>County Total</i>	404,158	2,830,902	0	114,046	3,349,106	102,486,347	3.3%
Clark County	32,390	201,184	0	10,367	243,940	8,922,352	2.7%
Bethlehem Township	0	0	0	1	1	4,977	0.0%
Carr Township	0	0	0	7	7	32,627	0.0%
Charlestown Township	767	258	0	70	1,095	133,326	0.8%
Jeffersonville Township	2,297	16,539	0	887	19,723	610,565	3.2%
Monroe Township	0	0	0	26	26	51,350	0.1%
Oregon Township	0	0	0	2	2	4,108	0.1%
Owen Township	0	0	0	4	4	16,746	0.0%
Silver Creek Township	23	0	0	80	103	115,258	0.1%
Union Township	0	0	0	3	3	15,435	0.0%
Utica Township	0	268	0	22	291	40,627	0.7%
Washington Township	0	0	0	16	16	15,775	0.1%
Wood Township	0	0	0	17	17	73,047	0.0%
Jeffersonville Civil City	189,505	727,789	0	23,865	941,159	16,337,155	5.8%
Charlestown Civil City	199	4,270	0	891	5,359	1,710,564	0.3%
Clarksville Civil Town	802	447,936	0	20,810	469,548	9,614,798	4.9%
Town Of Borden	0	0	0	294	294	119,001	0.2%
Sellersburg Civil Town	298	0	0	1,827	2,125	1,531,177	0.1%
Utica Civil Town	0	0	0	104	104	63,082	0.2%
West Clark Community School Corp	968	0	0	5,481	6,449	10,025,934	0.1%
Clarksville Community School Corp	0	283,559	0	13,290	296,848	5,403,531	5.5%
Greater Clark County School Corp	136,638	646,430	0	28,703	811,770	23,738,723	3.4%
Jeffersonville Township Public Library	9,644	69,429	0	2,903	81,976	1,584,639	5.2%
Charlestown-Clark County Contractual Lib	1,304	2,706	0	521	4,530	965,723	0.5%
Jeffersonville Flood Control	70	63,483	0	2,075	65,628	960,551	6.8%
Charlestown Fire	20	432	0	210	661	378,822	0.2%
Tri-Township Fire Protection Dist	133	0	0	592	725	1,047,460	0.1%
Monroe Township Fire Protection	0	0	0	115	115	225,706	0.1%
Utica Township Fire Dist	0	0	0	139	139	156,256	0.1%
New Washington Fire Protection Dist	0	0	0	81	81	146,930	0.1%
Clark County Solid Waste Management Dist	0	0	0	0	0	0	
Clark County Redevelopment Comm	0	0	0	0	0	0	
Clarksville Redevelopment Comm	0	0	0	0	0	0	
Jeffersonville Redevelopment Comm	0	0	0	0	0	0	
TIF - River Ridge Chas Twp	0	0	0	0	0	0	
TIF - Henryville I-65 Corridor	0	0	0	0	0	676	0.0%
TIF - Memphis Corridor	0	0	0	0	0	85,612	0.0%
TIF - Perry Crossing Rd Union Twp	0	0	0	0	0	22,750	0.0%
TIF - Clarksville Town OFW	0	12,009	0	0	12,009	4,005,785	0.3%
TIF - Central Chas Econ Dev Area	0	26	0	0	26	365,268	0.0%
TIF - River Ridge Chas City	0	1	0	0	1	8,939	0.0%
TIF - Falls Landing/Harbours OFW	28,724	101,461	0	429	130,613	963,209	13.6%
TIF - Jeff Inner City Rds OFW	376	98,066	0	91	98,533	3,449,182	2.9%
TIF - Falls Landing/Harbours IFW	0	38,689	0	124	38,813	988,012	3.9%
TIF - Inner City Rds IFW Gateway	0	11,816	0	0	11,816	533,684	2.2%
TIF - Jeff Gateway IFW	0	0	0	0	0	0	
TIF - Jeff Inner City Rds IFW	0	0	0	0	0	0	
TIF - Clarksville Town IFW	0	156	0	0	156	102,794	0.2%
TIF - Clarksville GC OFW	0	99,515	0	0	99,515	3,609,564	2.8%
TIF - Salem Rd Utica Town	0	0	0	0	0	924	0.0%
TIF - Jeff Bethnova IFW	0	142	0	0	142	81,151	0.2%
TIF - Jeff Galvstar IFW	0	0	0	0	0	370,532	0.0%
TIF - Jeff Keystone IFW	0	25	0	0	25	153,797	0.0%
TIF - Jeff Vogt Valve IFW	0	0	0	0	0	648,058	0.0%
TIF - River Ridge Utica Jeff City	0	0	0	0	0	1,795,328	0.0%
TIF - Salem Rd Utica Twp Jeff City	0	0	0	0	0	0	
TIF - Utica/Jeff Inner City Rds	0	4,715	0	0	4,715	1,191,134	0.4%
TIF - Clarksville Gc IFW	0	0	0	0	0	63,703	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.