

PROPERTY TAXES IN CLINTON COUNTY, INDIANA, 2007-2008



Legislative Services Agency

February 2009

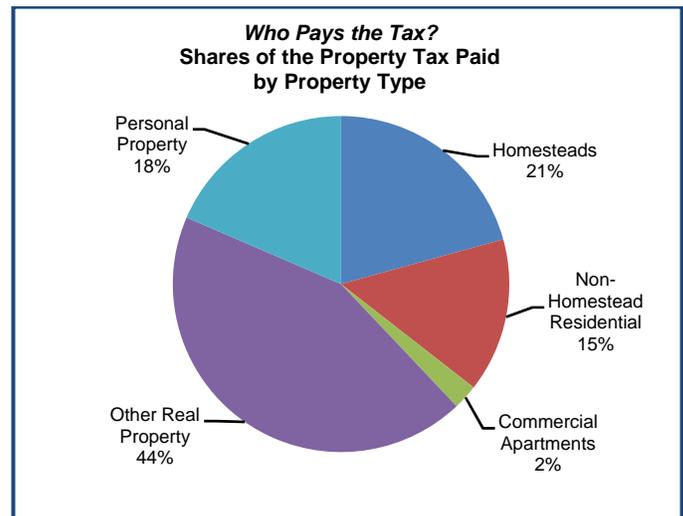
The Indiana General Assembly enacted major property tax reforms in 2008. These reforms are intended to provide substantial tax relief to homeowners. Starting in 2009, property taxes for the school general fund, county welfare funds, and several other funds will be eliminated, and their costs taken over by the state. Homeowners will also receive a substantial new deduction from their home assessments. And “circuit breakers” will limit homeowner tax bills to a fixed percentage of their assessments, 1.5% in 2009 and 1% beginning in 2010. The circuit breaker for homeowners is 2% in 2008.

In 2008, substantial tax relief is provided through an added homestead credit. The credit will be financed with payments from the new race track casinos and from the added sales tax. Statewide, this amounts to added property tax relief of \$870 million. Homeowner taxes should fall by about one-third. Each county is different, however. Homeowner tax bills depend on changes in the homestead’s assessment and the assessments of other property, on changes in local government tax collections, on new local income tax adoptions, as well as on added state credits. Clinton County did not adopt a new local option income tax for 2008.

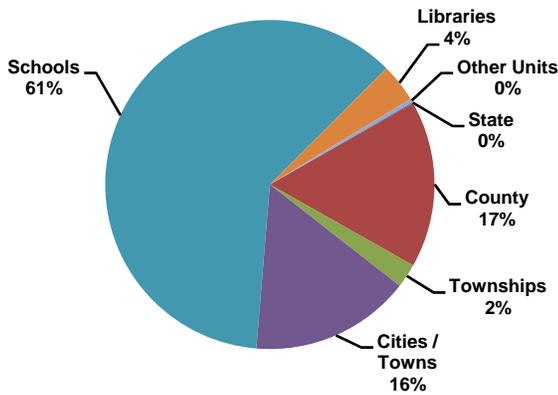
In Clinton County, the average homeowner saw their tax bill decrease by 38.6% for 2008, with 94.4% of homeowners seeing decreases. Without the added homestead credit, the average tax bill would have increased by 0.3%, and 65.4% of homeowners would have seen tax bill decreases.

In Clinton County, 21% of property taxes are paid by homeowners (homesteads are primary residences, occupied by their owners); 15% are paid by owners of smaller rental housing units or owners of second homes (non-homestead residential); 2% are paid by owners of larger rental housing units (commercial apartments); and 62% are paid by other agricultural, commercial, industrial, or utility businesses on their real property (land and buildings) or on their personal property (equipment).

Change in Tax Bill	With Added 2008 Homestead Credit		Illustrated Without Added 2008 Homestead Credit	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or more	219	2.7%	1,443	17.7%
10% to 19%	58	0.7%	442	5.4%
1% to 9%	134	1.6%	891	10.9%
0%	52	0.6%	51	0.6%
-1% to -9%	252	3.1%	2,248	27.6%
-10% to -19%	533	6.5%	2,113	25.9%
-20% to -29%	668	8.2%	609	7.5%
-30% to -39%	962	11.8%	169	2.1%
-40% to -49%	2,223	27.2%	92	1.1%
-50% to -59%	2,627	32.2%	41	0.5%
-60% to -69%	306	3.8%	19	0.2%
-70% to -79%	78	1.0%	12	0.1%
-80% to -89%	19	0.2%	6	0.1%
-90% to -99%	16	0.2%	11	0.1%
-100%	11	0.1%	11	0.1%
Total	8,158	100.0%	8,158	100.0%
Higher Tax Bill	411	5.0%	2,776	34.0%
No Change	52	0.6%	51	0.6%
Lower Tax Bill	7,695	94.4%	5,331	65.4%
Average Change in Tax Bill	-38.6%		0.3%	



Who Gets the Revenue?
Property Tax Levies by Government Type



On average, Clinton County property tax levies increased 8.4% from 2007 to 2008. This is higher than the expected statewide average increase of 5%. The largest increase was in the Clinton Prairie School Corporation debt service fund.

In Clinton County, school corporations receive 61% of all property taxes. The county, the city, and the towns receive most of the rest. Townships, library districts, special districts, and the state receive a small share of property taxes.

In 2009 the school and county shares of property tax revenue will decrease significantly when the state takes over the school general fund and county welfare levies.

Changes in Property Tax Levies from 2007 to 2008
by Governmental Units in Clinton County

Taxing Unit	2007 Levy	2008 Levy	Change
County Total	\$36,314,819	\$39,367,312	8.4%
State Unit	35,046	37,395	6.7%
Clinton County	6,445,665	6,464,597	0.3%
Center Township	299,715	312,984	4.4%
Forest Township	53,191	56,935	7.0%
Jackson Township	31,169	33,865	8.6%
Johnson Township	71,178	75,130	5.6%
Kirclin Township	42,334	44,794	5.8%
Madison Township	44,491	48,483	9.0%
Michigan Township	51,360	56,155	9.3%
Owen Township	40,516	42,423	4.7%
Perry Township	51,069	92,105	80.4%
Ross Township	54,876	58,191	6.0%
Sugar Creek Township	21,054	21,929	4.2%
Union Township	30,369	32,470	6.9%
Warren Township	23,840	26,340	10.5%
Washington Township	29,246	30,378	3.9%
Frankfort Civil City	5,441,368	5,511,010	1.3%
Colfax Civil Town	172,341	191,571	11.2%
Kirclin Civil Town	112,809	113,858	0.9%
Michigantown Civil Town	49,570	54,756	10.5%
Mulberry Civil Town	146,836	155,846	6.1%
Rossville Civil Town	174,559	175,827	0.7%
Clinton Central School Corporation	3,831,521	3,983,347	4.0%
Clinton Prairie School Corporation	5,260,699	7,114,204	35.2%
Frankfort Community School Corporation	10,015,300	10,379,593	3.6%
Rossville Consolidated School Corporation	2,263,418	2,617,020	15.6%
Colfax-Perry Township Public Library	137,775	138,855	0.8%
Frankfort Community Public Library	677,504	701,380	3.5%
Kirclin Public Library	90,749	158,683	74.9%
Clinton County Contractual Public Library	477,059	496,153	4.0%
Frankfort Airport	103,145	105,198	2.0%
Wildcat Creek Solid Waste Management District	35,047	35,837	2.3%