

# 2010 Property Tax Report

## Crawford County

with comparisons between 2007 and 2010



Legislative Services Agency

July 2010

This report describes property tax changes in Crawford 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 Crawford 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 Crawford County

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>				
Higher Tax Bill	1,494	62.1%	213	8.9%
No Change	207	8.6%	62	2.6%
Lower Tax Bill	703	29.2%	2,129	88.6%
<b>Average Change in Tax Bill</b>	<b>-2.8%</b>		<b>-38.3%</b>	
<b>Detailed Change in Tax Bill</b>				
20% or More	98	4.1%	132	5.5%
10% to 19%	36	1.5%	38	1.6%
1% to 9%	1,360	56.6%	43	1.8%
0%	207	8.6%	62	2.6%
-1% to -9%	279	11.6%	85	3.5%
-10% to -19%	133	5.5%	123	5.1%
-20% to -29%	75	3.1%	224	9.3%
-30% to -39%	45	1.9%	427	17.8%
-40% to -49%	29	1.2%	429	17.8%
-50% to -59%	16	0.7%	278	11.6%
-60% to -69%	17	0.7%	141	5.9%
-70% to -79%	15	0.6%	91	3.8%
-80% to -89%	13	0.5%	72	3.0%
-90% to -99%	4	0.2%	48	2.0%
-100%	77	3.2%	211	8.8%
<b>Total</b>	<b>2,404</b>	<b>100.0%</b>	<b>2,404</b>	<b>100.0%</b>

The average homeowner saw a 2.8% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 38.3% lower than they were in 2007, before the property tax reforms.

88.6% of homeowners saw lower tax bills in 2010 than in 2007.

56.6% of homeowners saw tax increases of between 1% and 9% from 2009 to 2010.

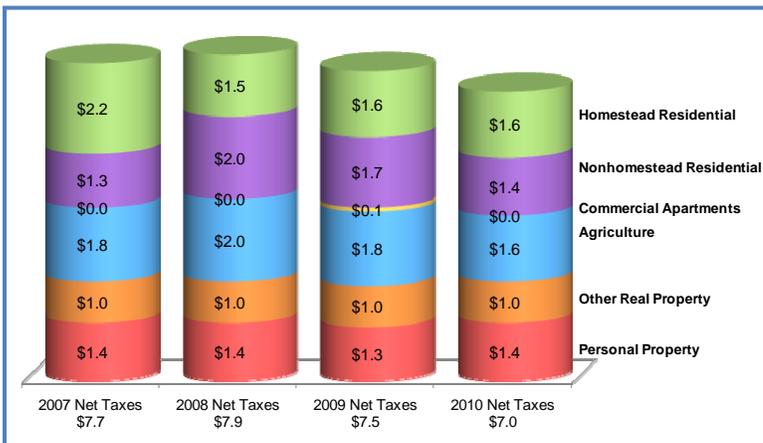
The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.

Note: Percentages may not total due to rounding.

### Crawford County Overview

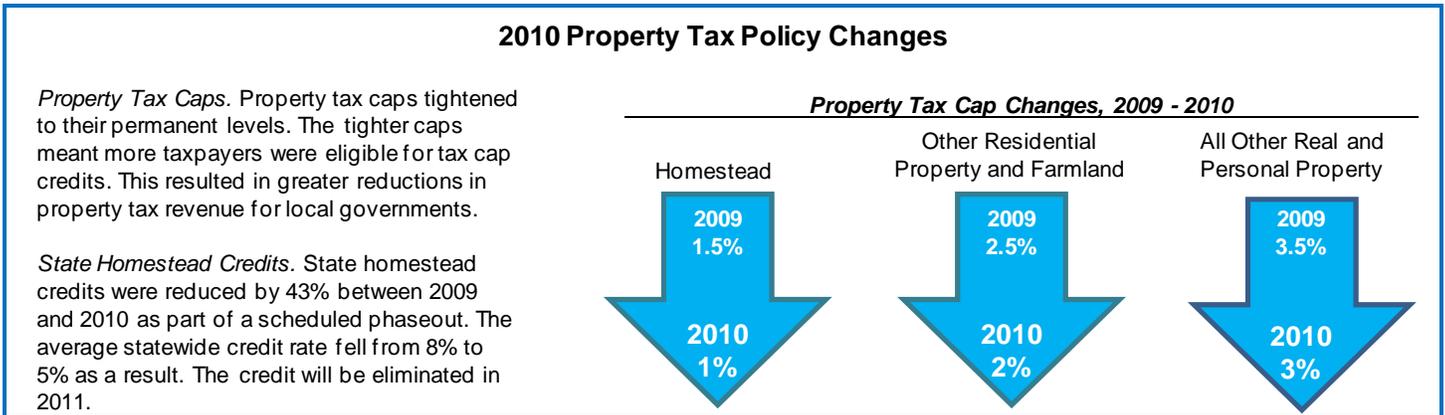
The decline in Crawford County homeowner tax bills was similar to the state average. Property tax levies increased 3.6% in Crawford County in 2010, slightly more than the state average increase of 2.4%. The largest increases were in the county emergency services levy and in several Crawford School Corporation levies. Crawford homeowners benefitted about the same from the one percent property tax cap as did homeowners in the average county. Crawford County's tax rates are higher than average, which would make more homeowners eligible for tax cap credits, but Crawford County's home values are lower than average, which reduces eligibility. Crawford County does not provide local homestead credits.

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



Net tax bills for all taxpayers decreased 6.6% in Crawford County from 2009 to 2010. This was larger than the statewide reduction of 1.4%. In 2010 apartment owners saw a 32.4% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw an 18.9% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 0.2% and 2.1% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Crawford County property tax levies. Commercial and industrial

property did not benefit very much from the tightened tax caps because Crawford County's tax rates were generally not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 12.7% decrease in tax payments in 2010 because of the 2% cap on farmland taxes, which offset the 4% increase in the base rate of farmland, from \$1,200 to \$1,250 per acre.



**Tax Cap Credits**

Tax cap credits in Crawford County in 2010 amounted to 12% of the total property tax levy. The statewide average was 6.3%. The larger percentage loss in the county was mainly because all district tax rates in Crawford County exceeded \$2 making virtually all non-homestead residential property and farmland eligible for circuit breaker credits. Few commercial or industrial properties in the 3% tax cap category qualified for credits, because the tax rate exceeded \$3 in only 3 of 16 taxing districts. Some Crawford County tax rates and home values were high enough to qualify a portion of homesteads for credits in the 1% category.

**2010 Circuit Breaker Credits by Cap Category  
Crawford County Total \$967,247**

1%	2%	3%	Elderly
\$101,583	\$790,589	\$71,744	\$3,331
10.5%	81.7%	7.4%	0.3%

Crawford County and the Crawford County Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Milltown lost the most, at 28.4%. With few exceptions, losses were spread fairly evenly over all taxing units in the county.

**The Effects of Recession**

In Crawford County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 6.7% in December 2007 to 11.0% in July 2009. Job losses and income declines contributed to a 4% drop in local income tax revenue. Local income tax revenue used for property tax relief declined slightly in Crawford County in 2010.

**Crawford County Gross Assessed Value by Property Type**

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	219,527,000	220,799,400	0.6%
Other Residential	60,933,000	60,390,400	-0.9%
Ag Business/Land	67,414,900	67,662,300	0.4%
Business Real/Personal	100,645,230	101,415,420	0.8%
<b>Total</b>	<b>\$448,520,130</b>	<b>\$450,267,520</b>	<b>0.4%</b>

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 Crawford County, the gross assessed value of business real and personal property increased 0.8% in 2010, and total gross assessed value in Crawford County rose 0.4%. This was lower 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.

### Crawford County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change		
					2007-2008	2008-2009	2009-2010
<i>County Total</i>	9,820,151	10,798,416	7,546,871	7,820,807	10.0%	-30.1%	3.6%
State Unit	6,636	7,656	0	0	15.4%	-100.0%	
Crawford County	3,811,404	3,911,028	2,664,276	2,748,506	2.6%	-31.9%	3.2%
Boone Township	6,022	6,062	6,472	6,627	0.7%	6.8%	2.4%
Jennings Township	30,086	30,539	27,966	31,591	1.5%	-8.4%	13.0%
Johnson Township	2,390	2,472	2,437	2,602	3.4%	-1.4%	6.8%
Liberty Township	12,752	12,711	12,664	13,400	-0.3%	-0.4%	5.8%
Ohio Township	9,937	10,127	10,684	11,021	1.9%	5.5%	3.2%
Patoka Township	14,593	14,690	15,773	16,257	0.7%	7.4%	3.1%
Sterling Township	14,600	15,120	15,891	16,368	3.6%	5.1%	3.0%
Union Township	6,398	6,628	6,764	7,100	3.6%	2.1%	5.0%
Whiskey Run Township	11,140	11,515	11,029	11,965	3.4%	-4.2%	8.5%
Alton Civil Town	0	0	0	0			
English Civil Town	70,889	73,165	75,169	77,701	3.2%	2.7%	3.4%
Leavenworth Civil Town	18,984	18,754	20,287	20,935	-1.2%	8.2%	3.2%
Marengo Civil Town	50,692	52,374	54,658	56,139	3.3%	4.4%	2.7%
Milltown Civil Town	47,907	51,703	53,968	58,097	7.9%	4.4%	7.7%
Crawford County Community School Corp	5,155,140	5,997,976	3,976,899	4,133,663	16.3%	-33.7%	3.9%
Crawford County Public Library	122,762	133,026	138,932	143,511	8.4%	4.4%	3.3%
Marengo-Liberty Township Fire	50,388	52,278	54,719	56,489	3.8%	4.7%	3.2%
English Fire	154,253	148,760	150,706	156,189	-3.6%	1.3%	3.6%
Whiskey Run Fire Protection Dist	69,173	80,414	78,620	74,086	16.3%	-2.2%	-5.8%
Crawford County Solid Waste Mgt Dist	154,005	161,418	168,957	178,560	4.8%	4.7%	5.7%
Crawford County Redevelopment Comm	0	0	0	0			

### Crawford 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
13001	Boone Township	2.7414	--	4.2629%	--	--	--	--	--	2.6245
13002	Alton Town	2.7414	--	4.2629%	--	--	--	--	--	2.6245
13003	Jennings Township	2.6927	--	4.2629%	--	--	--	--	--	2.5779
13004	Leavenworth Town	2.8429	--	4.2629%	--	--	--	--	--	2.7217
13005	Johnson Township	2.6368	--	4.2629%	--	--	--	--	--	2.5244
13006	Liberty Township	2.8112	--	4.2629%	--	--	--	--	--	2.6914
13007	Marengo Town	3.2690	--	4.2629%	--	--	--	--	--	3.1296
13008	Ohio Township	2.6476	--	4.2629%	--	--	--	--	--	2.5347
13009	Patoka Township	2.7659	--	4.2629%	--	--	--	--	--	2.6480
13010	Sterling Township	2.7826	--	4.2629%	--	--	--	--	--	2.6640
13011	English Town	3.4530	--	4.2629%	--	--	--	--	--	3.3058
13012	Union Township	2.7860	--	4.2629%	--	--	--	--	--	2.6672
13013	Whiskey Run Township	2.8427	--	4.2629%	--	--	--	--	--	2.7215
13014	Milltown Town	3.9091	--	4.2629%	--	--	--	--	--	3.7425
13015	Carefree Town	2.6927	--	4.2629%	--	--	--	--	--	2.5779
13016	Johnson Township-English Fire	2.7659	--	4.2629%	--	--	--	--	--	2.6480

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.

### Crawford 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>	101,583	790,589	71,744	3,331	967,247	7,820,807	12.4%
<i>TIF Total</i>	0	0	0	0	0	208,344	0.0%
<i>County Total</i>	101,583	790,589	71,744	3,331	967,247	8,029,151	12.0%
Crawford County	35,179	276,881	20,358	1,127	333,545	2,748,506	12.1%
Boone Township	4	889	0	4	896	6,627	13.5%
Jennings Township	449	2,395	0	4	2,848	31,591	9.0%
Johnson Township	7	274	0	1	282	2,602	10.9%
Liberty Township	270	1,144	218	11	1,643	13,400	12.3%
Ohio Township	71	752	0	1	825	11,021	7.5%
Patoka Township	142	2,174	0	9	2,326	16,257	14.3%
Sterling Township	114	1,463	429	3	2,010	16,368	12.3%
Union Township	59	867	0	3	930	7,100	13.1%
Whiskey Run Township	358	1,237	156	7	1,758	11,965	14.7%
Alton Civil Town	0	0	0	0	0	0	
English Civil Town	831	5,329	6,668	41	12,870	77,701	16.6%
Leavenworth Civil Town	79	2,799	0	6	2,883	20,935	13.8%
Marengo Civil Town	481	5,648	2,596	50	8,775	56,139	15.6%
Milltown Civil Town	1,931	9,320	5,145	85	16,480	58,097	28.4%
Crawford County Community School Corp	52,908	416,419	30,618	1,695	501,640	4,133,663	12.1%
Crawford County Public Library	1,837	14,457	1,063	59	17,416	143,511	12.1%
Marengo-Liberty Township Fire	1,138	4,824	920	46	6,928	56,489	12.3%
English Fire	1,220	18,070	1,284	66	20,640	156,189	13.2%
Whiskey Run Fire Protection Dist	2,219	7,659	965	41	10,883	74,086	14.7%
Crawford County Solid Waste Mgt Dist	2,285	17,988	1,323	73	21,669	178,560	12.1%
Crawford County Redevelopment Comm	0	0	0	0	0	0	
TIF - Jennings Township	0	0	0	0	0	208,344	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.