

2010 Property Tax Report

Delaware County

with comparisons between 2007 and 2010



Legislative Services Agency

July 2010

This report describes property tax changes in Delaware 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 Delaware 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 Delaware 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	13,764	52.5%	428	1.6%
No Change	1,865	7.1%	406	1.5%
Lower Tax Bill	10,588	40.4%	25,383	96.8%
Average Change in Tax Bill	-3.8%		-41.9%	
Detailed Change in Tax Bill				
20% or More	2,813	10.7%	230	0.9%
10% to 19%	4,349	16.6%	69	0.3%
1% to 9%	6,602	25.2%	129	0.5%
0%	1,865	7.1%	406	1.5%
-1% to -9%	4,830	18.4%	293	1.1%
-10% to -19%	2,951	11.3%	980	3.7%
-20% to -29%	1,299	5.0%	2,817	10.7%
-30% to -39%	689	2.6%	5,911	22.5%
-40% to -49%	183	0.7%	6,666	25.4%
-50% to -59%	93	0.4%	3,976	15.2%
-60% to -69%	88	0.3%	1,450	5.5%
-70% to -79%	71	0.3%	638	2.4%
-80% to -89%	47	0.2%	546	2.1%
-90% to -99%	45	0.2%	409	1.6%
-100%	292	1.1%	1,697	6.5%
Total	26,217	100.0%	26,217	100.0%

The average homeowner saw a 3.8% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 41.9% lower than they were in 2007, before the property tax reforms.

96.8% of homeowners saw lower tax bills in 2010 than in 2007.

50.7% of homeowners saw tax changes ranging between +9% 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.

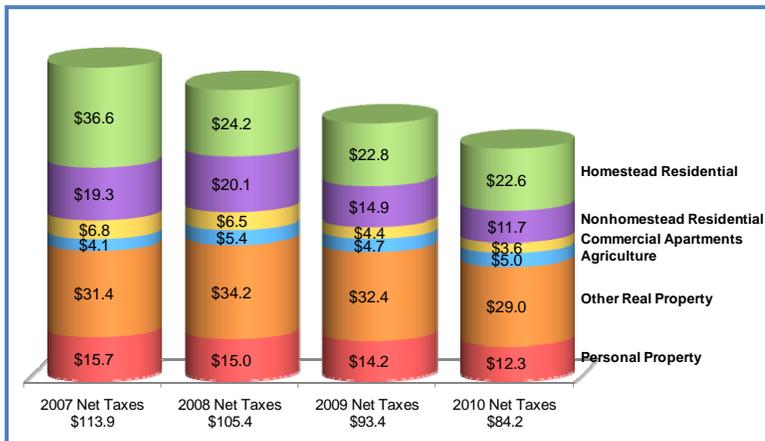
Note: Percentages may not total due to rounding.

Delaware County Overview

The decline in Delaware County homeowner tax bills was similar to the state average of 2.1%. Property tax levies increased 2.4% in Delaware County in 2010, identical to the state average increase. Most of the levy increase is accounted for by the county general fund, Muncie City general and police pension funds, and Delaware School Corporation debt service funds. Mt. Pleasant and Liberty-Perry School Corporations had offsetting decreases in debt service levies. Delaware County saw a decrease in local homestead property tax credit rates because of a decrease in the local income tax revenues which fund these credits. Delaware County homeowners benefitted about the same from the 1% property tax cap as did homeowners in the average county. Delaware County's tax rates are higher than average,

which would have made more homeowners eligible for tax cap credits, but Delaware County's home values are lower than average and local homestead credits were higher than average. This reduces homeowner eligibility for tax cap credits.

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



Net tax bills for all taxpayers decreased 9.9% in Delaware County from 2009 to 2010. This was a larger reduction than the statewide reduction of 1.4%. In 2010 apartment owners saw an 18.6% 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 a 21.4% decrease in tax bills. Other real and personal property, mostly commercial and

industrial land, buildings, and equipment, saw a 10.7% and 13.2% decrease, respectively, in tax bills in 2010. This was mainly due to the tightening of the tax caps from 3.5% to 3% for this type of property. Agricultural business property saw a 5.2% increase in tax payments in 2010 because of higher tax rates and the 4% increase in the base rate of farmland, from \$1,200 to \$1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Delaware County in 2010 amounted to 22.6% of the total property tax levy. The statewide average was 6.3%. The larger percentage loss in the county was mainly due to higher tax rates in Delaware County than the state average. Many properties in all three cap classes received credits.

Delaware County, Muncie City, and the Muncie Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, Muncie City, the Muncie Community School Corporation, the Muncie Public Library, and Muncie Public Transportation lost the most, at about 30% each. Losses were greatest for units that overlapped Muncie City because these tax districts had the highest tax rates.

2010 Circuit Breaker Credits by Cap Category Delaware County Total \$25,474,251

1%	2%	3%	Elderly
\$2,048,163	\$12,076,609	\$11,344,148	\$5,332
8.0%	47.4%	44.5%	0.0%

The Effects of Recession

In Delaware 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 5.0% in December 2007 to 10.9% in July 2009. Job losses and income declines contributed to a 5.1% drop in local income tax revenue. Because part of this revenue is used for property tax relief, local property tax credit rates declined in Delaware County in 2010.

Delaware County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	3,227,479,670	3,117,826,310	-3.4%
Other Residential	657,138,900	638,468,600	-2.8%
Ag Business/Land	256,715,600	265,681,600	3.5%
Business Real/Personal	1,952,951,573	1,957,601,030	0.2%
Total	\$6,094,285,743	\$5,979,577,540	-1.9%

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 Delaware County, the gross assessed value of business real and personal property increased 0.2% in 2010, and total gross assessed value in Delaware County decreased 1.9%. 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.

Delaware County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change		
					2007-2008	2008-2009	2009-2010
<i>County Total</i>	145,156,946	150,025,223	104,644,926	107,160,946	3.4%	-30.2%	2.4%
State Unit	93,867	94,741	0	0	0.9%	-100.0%	
Delaware County	29,665,866	35,267,384	20,797,635	21,323,677	18.9%	-41.0%	2.5%
Center Township	2,281,941	2,375,924	2,463,080	2,480,750	4.1%	3.7%	0.7%
Delaware Township	50,066	51,723	51,745	52,550	3.3%	0.0%	1.6%
Hamilton Township	186,796	194,036	182,548	186,275	3.9%	-5.9%	2.0%
Harrison Township	77,129	78,397	76,001	77,054	1.6%	-3.1%	1.4%
Liberty Township	105,107	112,860	70,344	71,510	7.4%	-37.7%	1.7%
Monroe Township	158,556	144,260	156,370	135,081	-9.0%	8.4%	-13.6%
Mt. Pleasant Township	337,637	301,185	241,077	282,813	-10.8%	-20.0%	17.3%
Niles Township	36,478	37,437	39,265	40,753	2.6%	4.9%	3.8%
Perry Township	29,796	31,019	30,018	30,868	4.1%	-3.2%	2.8%
Salem Township	98,361	105,106	107,240	110,219	6.9%	2.0%	2.8%
Union Township	45,649	47,409	48,782	50,381	3.9%	2.9%	3.3%
Washington Township	28,505	33,495	34,778	36,071	17.5%	3.8%	3.7%
Muncie Civil City	25,286,888	24,651,423	24,646,888	25,965,956	-2.5%	0.0%	5.4%
Albany Civil Town	275,279	287,563	301,518	313,132	4.5%	4.9%	3.9%
Eaton Civil Town	289,736	299,254	315,470	326,633	3.3%	5.4%	3.5%
Gaston Civil Town	159,966	176,769	188,352	195,554	10.5%	6.6%	3.8%
Selma Civil Town	92,648	95,907	98,919	102,391	3.5%	3.1%	3.5%
Yorktown Civil Town	1,721,583	2,080,259	2,132,485	2,206,422	20.8%	2.5%	3.5%
Chesterfield Civil Town	56,522	57,023	72,946	83,964	0.9%	27.9%	15.1%
Daleville Civil Town	254,988	262,113	273,913	288,669	2.8%	4.5%	5.4%
Delaware Community School Corp	9,331,754	9,625,246	4,609,504	5,757,179	3.1%	-52.1%	24.9%
Wes-Del Community School Corp	3,505,741	3,699,047	1,794,975	1,853,583	5.5%	-51.5%	3.3%
Liberty-Perry Community School Corp	3,826,862	3,876,916	2,373,159	2,021,049	1.3%	-38.8%	-14.8%
Cowan Community School Corp	2,548,042	2,502,855	1,563,152	1,650,037	-1.8%	-37.5%	5.6%
Mt. Pleasant Township Comm School Corp	9,812,480	10,201,955	6,256,019	5,667,654	4.0%	-38.7%	-9.4%
Daleville Community Schools	3,106,225	3,474,274	2,123,435	2,016,264	11.8%	-38.9%	-5.0%
Muncie Community School Corp	35,160,065	33,480,121	17,201,568	17,366,960	-4.8%	-48.6%	1.0%
Muncie Public Library	3,874,548	4,051,223	3,989,813	3,944,610	4.6%	-1.5%	-1.1%
Yorktown - Mt Pleasant Library	380,547	396,816	412,441	428,121	4.3%	3.9%	3.8%
Muncie Sanitary	7,433,713	7,497,736	7,731,045	7,699,114	0.9%	3.1%	-0.4%
Muncie Public Transportation	3,512,222	2,979,782	3,457,378	3,578,691	-15.2%	16.0%	3.5%
Delaware Airport	543,646	556,605	560,435	565,588	2.4%	0.7%	0.9%
East Central Indiana Solid Waste Mgt Dist	226,845	232,905	242,628	251,373	2.7%	4.2%	3.6%
Delaware County Redevelopment	393,818	438,299	0	0	11.3%	-100.0%	
Town Of Yorktown Redevelopment	7,519	13,433	0	0	78.7%	-100.0%	
Muncie Redevelopment Comm	159,555	212,723	0	0	33.3%	-100.0%	

Delaware County 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
				State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
18001	Center Township	2.3760	--	4.1801%	--	15.8723%	--	--	--	1.8996
18002	Center Township - Muncie San	2.7695	--	4.1801%	--	15.8723%	--	--	--	2.2141
18003	Muncie City - Center Township	4.1512	--	4.1801%	--	15.8723%	--	--	--	3.3188
18004	Delaware Township	1.9529	--	4.1801%	--	15.8723%	--	--	--	1.5613
18005	Albany Town - Delaware Township	2.5868	--	4.1801%	--	15.8723%	--	--	--	2.0681
18006	Hamilton Township	1.9842	--	4.1801%	--	15.8723%	--	--	--	1.5863
18007	Hamilton Twp - Muncie Sanitary	2.3777	--	4.1801%	--	15.8723%	--	--	--	1.9009
18008	Harrison Township	1.5571	--	4.1801%	--	15.8723%	--	--	--	1.2449
18009	Harrison Twp - Muncie Sanitary	1.9506	--	4.1801%	--	15.8723%	--	--	--	1.5595
18010	Liberty Township	1.7874	--	4.1801%	--	15.8723%	--	--	--	1.4290
18011	Selma Town	2.4210	--	4.1801%	--	15.8723%	--	--	--	1.9355
18012	Monroe Township	2.3147	--	4.1801%	--	15.8723%	--	--	--	1.8505
18013	Monroe Township - Muncie San	2.7082	--	4.1801%	--	15.8723%	--	--	--	2.1651
18014	Mt Pleasant Township	2.1544	--	4.1801%	--	15.8723%	--	--	--	1.7224
18015	Mt Pleasant Twp - Muncie San	2.5479	--	4.1801%	--	15.8723%	--	--	--	2.0370
18016	Muncie City - Mt Pleasant Twp	4.2816	--	4.1801%	--	15.8723%	--	--	--	3.4230
18017	Yorktown Town	2.7997	--	4.1801%	--	15.8723%	--	--	--	2.2383
18018	Niles Township	1.9598	--	4.1801%	--	15.8723%	--	--	--	1.5668
18019	Albany Town - Niles Twp	2.6192	--	4.1801%	--	15.8723%	--	--	--	2.0940
18020	Perry Township	1.7625	--	4.1801%	--	15.8723%	--	--	--	1.4091
18021	Salem Township	2.2366	--	4.1801%	--	15.8723%	--	--	--	1.7881
18022	Union Township	1.9744	--	4.1801%	--	15.8723%	--	--	--	1.5785
18023	Eaton Town	3.2684	--	4.1801%	--	15.8723%	--	--	--	2.6130
18024	Washington Township	1.5668	--	4.1801%	--	15.8723%	--	--	--	1.2526
18025	Gaston Town	3.1546	--	4.1801%	--	15.8723%	--	--	--	2.5220
18026	Daleville Town	2.8387	--	4.1801%	--	15.8723%	--	--	--	2.2695
18027	Chesterfield Town	3.3849	--	4.1801%	--	15.8723%	--	--	--	2.7061
18028	Hamilton Sanitary Muncie	4.2512	--	4.1801%	--	15.8723%	--	--	--	3.3987
18029	Liberty Muncie	4.0927	--	4.1801%	--	15.8723%	--	--	--	3.2720
18030	Muncie Annex	4.1512	--	4.1801%	--	15.8723%	--	--	--	3.3188
18031	Mt Pleasant-Muncie-Cnty TIF	4.2816	--	4.1801%	--	15.8723%	--	--	--	3.4230
18032	Yorktown Annex	2.8255	--	4.1801%	--	15.8723%	--	--	--	2.2589
18033	Muncie Phase-In 1	4.1512	--	4.1801%	--	15.8723%	--	--	--	3.3188
18034	Muncie Phase-In 2	4.1512	--	4.1801%	--	15.8723%	--	--	--	3.3188
18035	Yorktown San	3.2190	--	4.1801%	--	15.8723%	--	--	--	2.5735
18036	Muncie Phase-In 3	3.0441	--	4.1801%	--	15.8723%	--	--	--	2.4337
18037	Muncie Phase-In 4	3.0084	--	4.1801%	--	15.8723%	--	--	--	2.4051
18038	Muncie Phase-In 5	3.0084	--	4.1801%	--	15.8723%	--	--	--	2.4051
18039	Muncie Phase-In 6	3.0084	--	4.1801%	--	15.8723%	--	--	--	2.4051
18040	Muncie Phase-In 7	2.7340	--	4.1801%	--	15.8723%	--	--	--	2.1858
18041	Harrison Sanitary Muncie	3.8768	--	4.1801%	--	15.8723%	--	--	--	3.0994

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.

Delaware 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>	2,012,195	11,162,554	10,395,643	5,330	23,575,722	107,160,946	22.0%
<i>TIF Total</i>	35,968	914,055	948,505	1	1,898,529	5,590,114	34.0%
<i>County Total</i>	2,048,163	12,076,609	11,344,148	5,332	25,474,251	112,751,060	22.6%
Delaware County	354,799	1,824,007	1,615,319	1,169	3,795,295	21,323,677	17.8%
Center Township	46,178	299,084	285,912	117	631,291	2,480,750	25.4%
Delaware Township	0	503	0	6	509	52,550	1.0%
Hamilton Township	304	1,152	313	24	1,792	186,275	1.0%
Harrison Township	14	56	2	8	80	77,054	0.1%
Liberty Township	28	193	103	0	324	71,510	0.5%
Monroe Township	200	4,802	0	6	5,007	135,081	3.7%
Mt. Pleasant Township	8,540	12,595	2,570	6	23,712	282,813	8.4%
Niles Township	63	152	0	9	225	40,753	0.6%
Perry Township	0	0	0	0	0	30,868	0.0%
Salem Township	132	3,911	275	0	4,318	110,219	3.9%
Union Township	37	851	327	5	1,220	50,381	2.4%
Washington Township	23	396	45	0	464	36,071	1.3%
Muncie Civil City	503,154	3,699,384	3,782,973	993	7,986,505	25,965,956	30.8%
Albany Civil Town	799	18,030	0	69	18,898	313,132	6.0%
Eaton Civil Town	1,528	35,051	13,454	7	50,041	326,633	15.3%
Gaston Civil Town	897	26,246	3,013	0	30,156	195,554	15.4%
Selma Civil Town	250	5,572	0	0	5,822	102,391	5.7%
Yorktown Civil Town	133,775	91,425	2,108	79	227,387	2,206,422	10.3%
Chesterfield Civil Town	0	0	9,623	0	9,623	83,964	11.5%
Daleville Civil Town	1,109	13,662	0	0	14,771	288,669	5.1%
Delaware Community School Corp	7,500	82,890	57,836	722	148,948	5,757,179	2.6%
Wes-Del Community School Corp	1,038	15,810	1,627	130	18,606	1,853,583	1.0%
Liberty-Perry Community School Corp	703	9,013	4,800	12	14,528	2,021,049	0.7%
Cowan Community School Corp	2,438	58,659	0	70	61,167	1,650,037	3.7%
Mt. Pleasant Township Comm School Corp	228,280	320,036	107,126	154	655,596	5,667,654	11.6%
Daleville Community Schools	3,447	74,123	11,541	0	89,111	2,016,264	4.4%
Muncie Community School Corp	357,230	2,411,666	2,382,992	896	5,152,784	17,366,960	29.7%
Muncie Public Library	78,796	545,091	551,906	197	1,175,989	3,944,610	29.8%
Yorktown - Mt Pleasant Library	18,815	20,172	311	13	39,310	428,121	9.2%
Muncie Sanitary	174,310	997,119	978,148	414	2,149,991	7,699,114	27.9%
Muncie Public Transportation	74,214	521,021	521,432	180	1,116,848	3,578,691	31.2%
Delaware Airport	9,411	48,380	42,845	31	100,666	565,588	17.8%
East Central Indiana Solid Waste Mgt Dist	4,183	21,502	19,042	14	44,741	251,373	17.8%
Delaware County Redevelopment	0	0	0	0	0	0	
Town Of Yorktown Redevelopment	0	0	0	0	0	0	
Muncie Redevelopment Comm	0	0	0	0	0	0	
TIF - Center - Ind. Centre Magna 001	0	0	0	0	0	2,097	0.0%
TIF - Center Sanitary - Ind. Centre Magna 002	0	0	0	0	0	1,585	0.0%
TIF - Center Sanitary - Magna 002	0	0	0	0	0	151,249	0.0%
TIF - Muncie - Central City 003	1,467	18,350	106,787	1	126,606	358,030	35.4%
TIF - Muncie - Mall 003	12,094	24,198	505,655	0	541,947	1,458,304	37.2%
TIF - Muncie - Ontario Park Place 003	0	2,357	39,397	0	41,754	152,095	27.5%
TIF - Hamilton - Ag Park 006	0	0	0	0	0	3,093	0.0%
TIF - Hamilton Sanitary - Morr. Rd. 007	1,771	92	0	0	1,863	28,739	6.5%
TIF - Harrison - Nebo Rd. 008	0	0	0	0	0	3,456	0.0%
TIF - Harrison Sanitary - Nebo Rd. 009	0	0	0	0	0	75,001	0.0%
TIF - Harrison Sanitary - Morr. Rd. 009	0	0	0	0	0	230,417	0.0%
TIF - Monroe - Ind. Centre Magna 012	0	0	0	0	0	4,705	0.0%
TIF - Mt. Pleasant - 600/332 014	0	0	0	0	0	9,604	0.0%
TIF - Mt. Pleasant - I-69 Park One 014	0	0	0	0	0	1,751	0.0%
TIF - Mt. Pleasant - Nebo Rd. 014	0	0	0	0	0	16,602	0.0%
TIF - Mt. Pleasant - Park One 014	0	281	0	0	281	441,512	0.1%
TIF - Mt. Pleasant Sanitary - Nebo Rd. 015	0	0	0	0	0	39,373	0.0%
TIF - Mt. Pleasant Muncie - Nebo Rd. 016	0	234	0	0	234	132	177.1%
TIF - Yorktown - Yorktown 017	52	31,224	0	0	31,275	239,861	13.0%
TIF - Union - Ag Park 022	0	0	0	0	0	2,424	0.0%
TIF - Daleville - Daleville 026	0	8,164	0	0	8,164	741,574	1.1%
TIF - Muncie Annex TIF - Morr. Rd. 030	1,125	808,499	267,876	0	1,077,501	1,119,937	96.2%
TIF - Mt. Pleas.Muncie TIF - Morr. Rd. 031	0	0	28,689	0	28,689	43,129	66.5%
TIF - Yorktown Annex - 600/332 032	0	87	0	0	87	587	14.8%
TIF - Yorktown Annex - Chase Trail 032	0	493	0	0	493	141,203	0.3%
TIF - Yorktown Sanitary - Nebo Rd.035	0	1,934	0	0	1,934	3,172	61.0%
TIF - Muncie Phase In 7 - Morr. Rd. 040	2,180	8,569	0	0	10,748	286,025	3.8%
TIF - Harrison San. Mun. - Morr. Rd. 041	17,280	9,575	100	0	26,954	34,457	78.2%

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.