

2009 DUBOIS COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

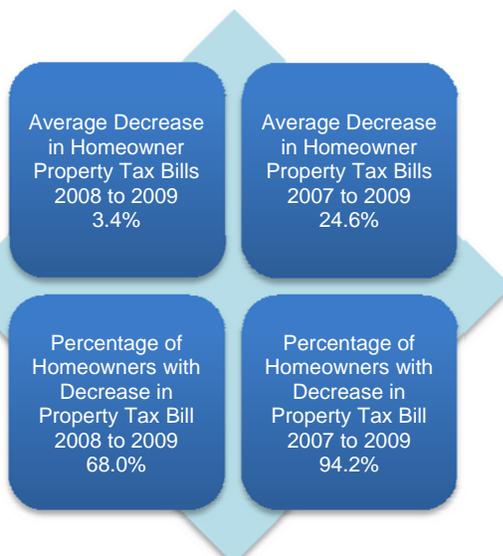


Legislative Services Agency

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 Dubois 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	511	4.6%	293	2.6%
10% to 19%	732	6.6%	112	1.0%
1% to 9%	2,267	20.4%	207	1.9%
0%	42	0.4%	35	0.3%
-1% to -9%	2,171	19.6%	373	3.4%
-10% to -19%	3,003	27.1%	1,638	14.8%
-20% to -29%	1,086	9.8%	3,555	32.0%
-30% to -39%	663	6.0%	2,620	23.6%
-40% to -49%	180	1.6%	1,403	12.6%
-50% to -59%	110	1.0%	389	3.5%
-60% to -69%	95	0.9%	142	1.3%
-70% to -79%	72	0.6%	117	1.1%
-80% to -89%	38	0.3%	69	0.6%
-90% to -99%	21	0.2%	36	0.3%
-100%	105	0.9%	107	1.0%
Total	11,096	100.0%	11,096	100.0%
Higher Tax Bill	3,510	31.6%	612	5.5%
No Change	42	0.4%	35	0.3%
Lower Tax Bill	7,544	68.0%	10,449	94.2%
Average Change in Tax Bill	-3.4%		-24.6%	

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	Dubois County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-7.9%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-30.5%	-30.6%
State PTRC Percentage, 2008	21.4%	20.1%
Total State Homestead Credit, 2008	35.8%	39.5%
Total State Homestead Credit, 2009	7.2%	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 Dubois County decreased by 3.4%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were almost offset by the elimination of the property tax replacement credits and the state homestead credits. Dubois County did not adopt a local option income tax for property tax relief, and few Dubois County homeowners were eligible for the circuit breaker tax cap

credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Dubois County, as they were in almost all Indiana counties.

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.

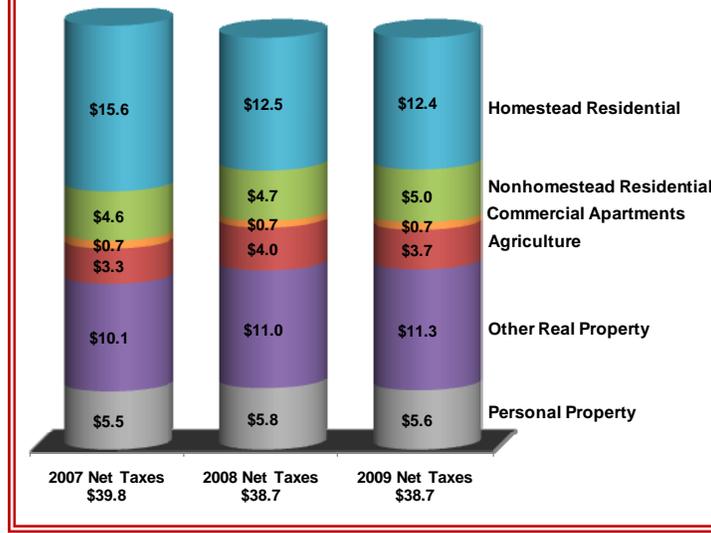
State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced –

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.

Comparison of Net Property Tax Bills by Property Type Dubois County (In Millions)



In Dubois County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 6.4% increase in average property tax bills. There was no significant change in average tax bills on commercial apartments. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 7.5% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 2.7%. Personal property, which is largely business equipment, saw a 3.4% decrease in average tax bills.

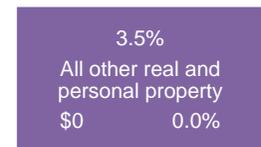
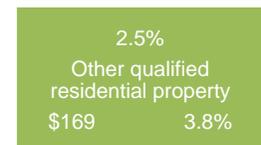
Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 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 Dubois County \$4,506

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



Dubois 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	\$51,497,627	\$54,491,743	\$37,840,362	5.8%	-30.6%	1.2%
State Unit	49,110	51,414	0	4.7%	-100.0%	
Dubois County	6,820,243	7,472,095	6,001,216	9.6%	-19.7%	1.1%
Bainbridge Township	79,676	82,572	85,459	3.6%	3.5%	3.5%
Boone Township	19,819	20,498	21,311	3.4%	4.0%	4.0%
Cass Township	39,684	40,456	39,545	1.9%	-2.3%	-2.3%
Columbia Township	15,522	16,237	16,727	4.6%	3.0%	3.0%
Ferdinand Township	48,011	50,246	51,674	4.7%	2.8%	2.8%
Hall Township	12,871	13,367	13,880	3.9%	3.8%	3.8%
Harbison Township	38,980	40,322	41,711	3.4%	3.4%	3.4%
Jackson Township	41,051	43,949	45,562	7.1%	3.7%	3.7%
Jefferson Township	17,268	17,629	18,558	2.1%	5.3%	5.3%
Madison Township	47,475	48,684	50,995	2.5%	4.7%	4.7%
Marion Township	14,902	24,451	25,121	64.1%	2.7%	2.7%
Patoka Township	79,462	82,048	85,395	3.3%	4.1%	4.1%
Jasper Civil City	5,541,248	5,706,682	5,812,999	3.0%	1.9%	3.1%
Huntingburg Civil City	1,462,303	1,516,317	1,531,257	3.7%	1.0%	2.3%
Birdseye Civil Town	27,450	28,552	29,708	4.0%	4.0%	4.0%
Ferdinand Civil Town	542,092	563,790	568,805	4.0%	0.9%	0.9%
Holland Civil Town	111,775	116,156	119,201	3.9%	2.6%	2.6%
Northeast Dubois County School Corporation	4,128,453	4,555,408	2,187,569	10.3%	-52.0%	-12.7%
Southeast Dubois County School Corporation	5,399,610	5,807,638	3,559,799	7.6%	-38.7%	3.5%
Southwest Dubois County School Corporation	6,044,154	5,930,856	3,436,600	-1.9%	-42.1%	0.3%
Greater Jasper Consolidated School Corporation	19,524,593	20,804,261	12,335,105	6.6%	-40.7%	0.2%
Huntingburg Public Library	261,031	275,514	253,530	5.5%	-8.0%	-8.0%
Jasper Public Library	523,351	544,171	555,445	4.0%	2.1%	2.1%
Dubois County Contractual Library	384,474	399,431	721,221	3.9%	80.6%	80.6%
Dubois County Airport	149,378	162,809	157,771	9.0%	-3.1%	-3.1%
Northeast Dubois County Fire Protection	73,641	76,190	74,198	3.5%	-2.6%	-2.6%
Dubois County Solid Waste Management Dist.	0	0	0	0.0%	0.0%	0.0%
Huntingburg Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

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.

Dubois 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	Rate-Real	2008	2009	2008	2009
Bainbridge Township	99.8	84.8	-15.0%	2,173,981	1,311,374	-39.7%	2.1781	1.5461	22.13%	32.73%	7.15%	0.00%	0.00%
Jasper City	923.0	846.2	-8.3%	25,418,499	18,460,918	-27.4%	2.7539	2.1815	20.54%	36.50%	7.15%	0.00%	0.00%
Boone Township	59.9	58.8	-1.8%	1,300,269	925,140	-28.9%	2.1707	1.5732	22.16%	32.67%	7.15%	0.00%	0.00%
Cass Township	74.5	66.1	-11.3%	1,635,125	1,022,988	-37.4%	2.1952	1.5475	21.79%	33.44%	7.15%	0.00%	0.00%
Holland Town	14.5	12.1	-16.7%	429,913	302,639	-29.6%	2.9635	2.5056	20.31%	38.94%	7.15%	0.00%	0.00%
Columbia Township	42.0	39.1	-7.0%	935,867	551,693	-41.1%	2.2282	1.4127	23.90%	36.07%	7.15%	0.00%	0.00%
Ferdinand Township	73.5	68.3	-7.1%	1,661,219	1,086,928	-34.6%	2.2607	1.5922	22.68%	34.04%	7.15%	0.00%	0.00%
Ferdinand Town	103.9	107.1	3.1%	2,873,148	2,233,783	-22.3%	2.7657	2.0863	21.26%	37.29%	7.15%	0.00%	0.00%
Hall Township	50.9	44.7	-12.1%	1,096,070	597,882	-45.5%	2.1544	1.3377	24.46%	36.17%	7.15%	0.00%	0.00%
Hall Township II	9.7	9.8	1.5%	212,854	135,512	-36.3%	2.1961	1.3774	24.13%	36.08%	7.15%	0.00%	0.00%
Harbison Township	47.1	43.5	-7.7%	1,033,205	599,884	-41.9%	2.1934	1.3796	24.13%	36.05%	7.15%	0.00%	0.00%
Harbison Township II	45.2	43.4	-4.0%	1,000,424	605,611	-39.5%	2.2123	1.3946	23.96%	35.92%	7.15%	0.00%	0.00%
Jackson Township	99.9	98.7	-1.2%	2,249,558	1,559,701	-30.7%	2.2518	1.5808	22.63%	33.77%	7.15%	0.00%	0.00%
Jefferson Township	42.1	40.4	-4.1%	946,198	636,719	-32.7%	2.2459	1.5764	22.72%	33.90%	7.15%	0.00%	0.00%
Birdseye Town	6.8	6.6	-2.4%	180,724	133,823	-26.0%	2.6520	2.0124	21.73%	37.18%	7.15%	0.00%	0.00%
Madison Township	117.0	101.9	-12.8%	2,546,365	1,616,498	-36.5%	2.1773	1.5860	22.14%	32.74%	7.15%	0.00%	0.00%
Marion Township	41.4	36.6	-11.7%	900,460	497,222	-44.8%	2.1730	1.3584	24.25%	35.98%	7.15%	0.00%	0.00%
Marion Township II	31.2	29.6	-5.2%	689,868	412,343	-40.2%	2.2101	1.3928	24.01%	36.01%	7.15%	0.00%	0.00%
Patoka Township	83.2	73.4	-11.8%	1,827,475	1,146,352	-37.3%	2.1964	1.5628	21.84%	33.60%	7.15%	0.00%	0.00%
Huntingburg City	181.0	167.6	-7.4%	5,466,963	4,100,032	-25.0%	3.0200	2.4458	20.17%	39.05%	7.15%	0.00%	0.00%
Jasper Madison	24.2	20.2	-16.6%	666,806	440,513	-33.9%	2.7542	2.1822	20.54%	36.50%	7.15%	0.00%	0.00%
Jasper Boone	0.9	1.2	41.1%	23,808	26,611	11.8%	2.7568	2.1842	20.53%	36.52%	7.15%	0.00%	0.00%
County Totals/Averages	2,171.7	2,000.1	-7.9%	55,268,798	38,404,168	-30.5%	2.5437	1.9187	21.37%	35.79%	7.15%	0.00%	0.00%

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.

Dubois County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				Total
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	
Dubois County	6,001,216	70	21	0	535	625
Bainbridge Township	85,459	1	0	0	2	4
Boone Township	21,311	0	0	0	0	0
Cass Township	39,545	0	1	0	2	3
Columbia Township	16,727	0	0	0	0	0
Ferdinand Township	51,674	0	0	0	7	7
Hall Township	13,880	0	0	0	1	1
Harbison Township	41,711	0	0	0	2	2
Jackson Township	45,562	0	0	0	0	0
Jefferson Township	18,558	0	0	0	5	5
Madison Township	50,995	0	0	0	0	0
Marion Township	25,121	0	0	0	0	0
Patoka Township	85,395	0	0	0	9	9
Jasper Civil City	5,812,999	156	0	0	310	465
Huntingburg Civil City	1,531,257	0	0	0	382	382
Birdseye Civil Town	29,708	0	0	0	81	81
Ferdinand Civil Town	568,805	0	0	0	258	258
Holland Civil Town	119,201	0	67	0	136	204
Northeast Dubois County School Corporation	2,187,569	0	0	0	51	51
Southeast Dubois County School Corporation	3,559,799	0	0	0	774	774
Southwest Dubois County School Corporation	3,436,600	0	74	0	611	685
Greater Jasper Consolidated School Corporation	12,335,105	257	0	0	512	769
Huntingburg Public Library	253,530	0	5	0	45	51
Jasper Public Library	555,445	14	0	0	27	40
Dubois County Contractual Library	721,221	0	0	0	75	75
Dubois County Airport	157,771	2	1	0	14	16
Northeast Dubois County Fire Protection	74,198	0	0	0	0	0
Huntingburg Redevelopment Commission	0	0	0	0	0	0
Dubois County Solid Waste Management District	0	0	0	0	0	0
Huntingburg Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	37,840,362	499	169	0	3,838	4,506

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.