

2010 Property Tax Report

Dubois County

with comparisons between 2007 and 2010



Legislative Services Agency

July 2010

This report describes property tax changes in Dubois 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 Dubois 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 Dubois 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	8,454	77.3%	872	8.0%
No Change	147	1.3%	33	0.3%
Lower Tax Bill	2,337	21.4%	10,033	91.7%
Average Change in Tax Bill	1.9%		-23.2%	
Detailed Change in Tax Bill				
20% or More	365	3.3%	401	3.7%
10% to 19%	590	5.4%	190	1.7%
1% to 9%	7,499	68.6%	281	2.6%
0%	147	1.3%	33	0.3%
-1% to -9%	1,883	17.2%	572	5.2%
-10% to -19%	315	2.9%	2,396	21.9%
-20% to -29%	55	0.5%	3,000	27.4%
-30% to -39%	28	0.3%	2,082	19.0%
-40% to -49%	21	0.2%	1,237	11.3%
-50% to -59%	9	0.1%	291	2.7%
-60% to -69%	7	0.1%	143	1.3%
-70% to -79%	3	0.0%	111	1.0%
-80% to -89%	8	0.1%	70	0.6%
-90% to -99%	3	0.0%	33	0.3%
-100%	5	0.0%	98	0.9%
Total	10,938	100.0%	10,938	100.0%

The average homeowner saw a 1.9% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 23.2% lower than they were in 2007, before the property tax reforms.

91.7% of homeowners saw lower tax bills in 2010 than in 2007.

87.1% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

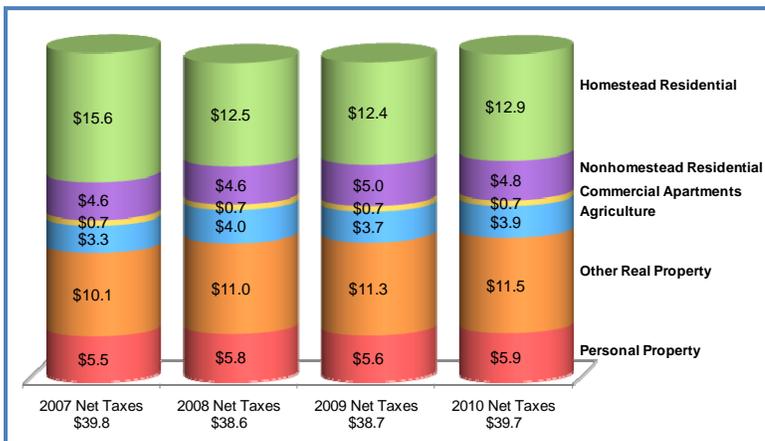
The largest percentage of homeowners have seen between a 10% and 29% decrease in their tax bills from 2007 to 2010.

Note: Percentages may not total due to rounding.

Dubois County Overview

The slightly larger-than-average increase in homeowner tax bills had two primary causes. Property tax levies increased 3.2% in Dubois County in 2010, somewhat greater than the state average increase of 2.4%. Levies increased for the county general fund, Jasper City general and parks funds, and several school corporation funds. Levies decreased for several Southwest Dubois School Corporation funds. Dubois County homeowners benefitted somewhat less from the one percent property tax cap than did homeowners in the average county because the county's property tax rates were lower than average. Dubois County does not provide local homestead credits.

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



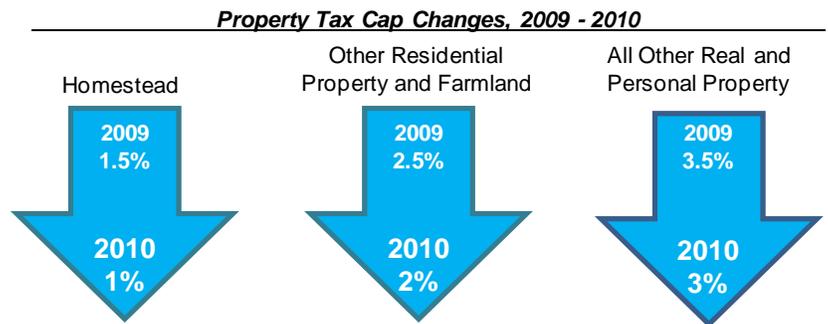
Net tax bills for all taxpayers increased 2.1% in Dubois County from 2009 to 2010. This was a larger increase than the statewide reduction of 1.4%. In 2010 apartment owners saw a 4.8% decrease in tax bills. This decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 4.0% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 1.3% and 4.3% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Dubois County property tax levies. Commercial and industrial property did not benefit from the tightened tax caps because Dubois County's tax rates were not high enough for this type of property to qualify for tax cap credits.

Agricultural business property saw a 5.3% increase in tax payments in 2010 because of the Dubois County tax levy increases 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 Dubois County in 2010 amounted to 2.3% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to relatively low tax rates and to Dubois County having a smaller share of its net assessed value in the 2% cap category. This category includes rental housing, which tends to be in cities and towns where tax rates usually are above \$2 per \$100 assessed value. If the rate exceeds the tax cap, rental housing would be eligible for tax cap credits. No commercial or industrial properties in the 3% tax cap category qualified for credits because the highest Dubois County tax rate was below \$3. About 10% of homesteads qualified for credits in the 1% category.

**2010 Circuit Breaker Credits by Cap Category
Dubois County Total \$921,577**

1%	2%	3%	Elderly
\$401,050	\$489,463	\$0	\$31,064
43.5%	53.1%	0.0%	3.4%

Dubois County, Jasper City, and the Greater Jasper Consolidated School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, Huntingburg City lost the most, at 4.9%. Losses were greatest for units that overlapped the municipalities of Berne, Geneva, and Decatur because these tax districts had the highest tax rates.

The Effects of Recession

In Dubois 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 2.8% in December 2007 to 7.1% in July 2009. However, local income tax revenue increased by 1.1%.

Dubois County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,673,579,100	1,699,518,901	1.5%
Other Residential	235,571,300	255,192,700	8.3%
Ag Business/Land	236,456,000	249,167,100	5.4%
Business Real/Personal	969,577,070	984,231,740	1.5%
Total	\$3,115,183,470	\$3,188,110,441	2.3%

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 Dubois County, the gross assessed value of business real and personal property increased 1.5% in 2010. Other assessment categories increased, and total gross assessed value in Dubois County rose 2.3%. 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.

Dubois County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change		
					2007-2008	2008-2009	2009-2010
<i>County Total</i>	51,497,627	54,491,743	37,840,362	39,052,617	5.8%	-30.6%	3.2%
State Unit	49,110	51,414	0	0	4.7%	-100.0%	
Dubois County	6,820,243	7,472,095	6,001,216	6,317,720	9.6%	-19.7%	5.3%
Bainbridge Township	79,676	82,572	85,459	90,024	3.6%	3.5%	5.3%
Boone Township	19,819	20,498	21,311	22,073	3.4%	4.0%	3.6%
Cass Township	39,684	40,456	39,545	40,986	1.9%	-2.3%	3.6%
Columbia Township	15,522	16,237	16,727	17,513	4.6%	3.0%	4.7%
Ferdinand Township	48,011	50,246	51,674	51,697	4.7%	2.8%	0.0%
Hall Township	12,871	13,367	13,880	14,373	3.9%	3.8%	3.6%
Harbison Township	38,980	40,322	41,711	43,523	3.4%	3.4%	4.3%
Jackson Township	41,051	43,949	45,562	47,590	7.1%	3.7%	4.5%
Jefferson Township	17,268	17,629	18,558	18,752	2.1%	5.3%	1.0%
Madison Township	47,475	48,684	50,995	52,998	2.5%	4.7%	3.9%
Marion Township	14,902	24,451	25,121	26,304	64.1%	2.7%	4.7%
Patoka Township	79,462	82,048	85,395	88,714	3.3%	4.1%	3.9%
Jasper Civil City	5,541,248	5,706,682	5,812,999	6,085,884	3.0%	1.9%	4.7%
Huntingburg Civil City	1,462,303	1,516,317	1,531,257	1,597,712	3.7%	1.0%	4.3%
Birdseye Civil Town	27,450	28,552	29,708	31,000	4.0%	4.0%	4.3%
Ferdinand Civil Town	542,092	563,790	568,805	605,309	4.0%	0.9%	6.4%
Holland Civil Town	111,775	116,156	119,201	126,574	3.9%	2.6%	6.2%
Northeast Dubois County School Corp	4,128,453	4,555,408	2,187,569	2,368,563	10.3%	-52.0%	8.3%
Southeast Dubois County School Corp	5,399,610	5,807,638	3,559,799	3,765,012	7.6%	-38.7%	5.8%
Southwest Dubois County School Corp	6,044,154	5,930,856	3,436,600	3,208,839	-1.9%	-42.1%	-6.6%
Greater Jasper Consolidated School Corp	19,524,593	20,804,261	12,335,105	12,473,459	6.6%	-40.7%	1.1%
Huntingburg Public Library	261,031	275,514	253,530	263,009	5.5%	-8.0%	3.7%
Jasper Public Library	523,351	544,171	555,445	585,999	4.0%	2.1%	5.5%
Dubois County Contractual Library	384,474	399,431	721,221	871,336	3.9%	80.6%	20.8%
Dubois County Airport	149,378	162,809	157,771	159,610	9.0%	-3.1%	1.2%
Northeast Dubois County Fire Protection	73,641	76,190	74,198	78,044	3.5%	-2.6%	5.2%
Dubois County Solid Waste Mgt Dist	0	0	0	0			
Huntingburg Redevelopment Comm	0	0	0	0			

Dubois 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	
19001	Bainbridge Township	1.5526	--	3.9334%	--	--	--	--	--	1.4915
19002	Jasper City	2.2113	--	3.9334%	--	--	--	--	--	2.1243
19003	Boone Township	1.5949	--	3.9334%	--	--	--	--	--	1.5322
19004	Cass Township	1.4598	--	3.9334%	--	--	--	--	--	1.4024
19005	Holland Town	2.3794	--	3.9334%	--	--	--	--	--	2.2858
19006	Columbia Township	1.4272	--	3.9334%	--	--	--	--	--	1.3711
19007	Ferdinand Township	1.6676	--	3.9334%	--	--	--	--	--	1.6020
19008	Ferdinand Town	2.1870	--	3.9334%	--	--	--	--	--	2.1010
19009	Hall Township	1.3636	--	3.9334%	--	--	--	--	--	1.3100
19010	Hall Township II	1.3989	--	3.9334%	--	--	--	--	--	1.3439
19011	Harbison Township	1.4070	--	3.9334%	--	--	--	--	--	1.3517
19012	Harbison Township II	1.4158	--	3.9334%	--	--	--	--	--	1.3601
19013	Jackson Township	1.6587	--	3.9334%	--	--	--	--	--	1.5935
19014	Jefferson Township	1.6534	--	3.9334%	--	--	--	--	--	1.5884
19015	Birdseye Town	2.0888	--	3.9334%	--	--	--	--	--	2.0066
19016	Madison Township	1.6080	--	3.9334%	--	--	--	--	--	1.5448
19017	Marion Township	1.3832	--	3.9334%	--	--	--	--	--	1.3288
19018	Marion Township II	1.4138	--	3.9334%	--	--	--	--	--	1.3582
19019	Patoka Township	1.4684	--	3.9334%	--	--	--	--	--	1.4106
19020	Huntingburg City	2.3821	--	3.9334%	--	--	--	--	--	2.2884
19021	Jasper Madison	2.2120	--	3.9334%	--	--	--	--	--	2.1250
19022	Jasper Boone	2.2140	--	3.9334%	--	--	--	--	--	2.1269

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.

Dubois County 2010 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Total	Levy	Circuit Breaker as % of Levy
	(1%)	(2%)	(3%)	Elderly	Total			
	Homesteads	Other Residential and Farmland	All Other Real/Personal					
<i>Non-TIF Total</i>	401,050	488,545	0	31,064	920,659	39,052,617	2.4%	
<i>TIF Total</i>	0	918	0	0	918	1,024,540	0.1%	
<i>County Total</i>	401,050	489,463	0	31,064	921,577	40,077,157	2.3%	
Dubois County	56,493	67,470	0	4,853	128,817	6,317,720	2.0%	
Bainbridge Township	798	698	0	102	1,597	90,024	1.8%	
Boone Township	1	3	0	1	5	22,073	0.0%	
Cass Township	2	48	0	9	58	40,986	0.1%	
Columbia Township	8	0	0	37	46	17,513	0.3%	
Ferdinand Township	57	154	0	39	250	51,697	0.5%	
Hall Township	0	0	0	4	4	14,373	0.0%	
Harbison Township	0	0	0	14	14	43,523	0.0%	
Jackson Township	37	0	0	49	86	47,590	0.2%	
Jefferson Township	12	31	0	16	59	18,752	0.3%	
Madison Township	77	15	0	15	107	52,998	0.2%	
Marion Township	2	0	0	12	14	26,304	0.1%	
Patoka Township	346	1,471	0	51	1,868	88,714	2.1%	
Jasper Civil City	112,894	92,935	0	4,488	210,317	6,085,884	3.5%	
Huntingburg Civil City	14,741	62,702	0	1,552	78,996	1,597,712	4.9%	
Birdseye Civil Town	0	558	0	164	722	31,000	2.3%	
Ferdinand Civil Town	1,699	7,260	0	993	9,951	605,309	1.6%	
Holland Civil Town	134	4,119	0	237	4,491	126,574	3.5%	
Northeast Dubois County School Corp	284	0	0	1,521	1,805	2,368,563	0.1%	
Southeast Dubois County School Corp	5,199	16,536	0	4,219	25,954	3,765,012	0.7%	
Southwest Dubois County School Corp	15,476	69,486	0	2,187	87,150	3,208,839	2.7%	
Greater Jasper Consolidated School Corp	179,656	147,892	0	9,001	336,549	12,473,459	2.7%	
Huntingburg Public Library	1,268	5,695	0	179	7,143	263,009	2.7%	
Jasper Public Library	9,865	8,121	0	474	18,460	585,999	3.2%	
Dubois County Contractual Library	555	1,646	0	656	2,857	871,336	0.3%	
Dubois County Airport	1,427	1,705	0	123	3,254	159,610	2.0%	
Northeast Dubois County Fire Protection	18	0	0	68	86	78,044	0.1%	
Dubois County Solid Waste Mgt Dist	0	0	0	0	0	0		
Huntingburg Redevelopment Comm	0	0	0	0	0	0		
TIF - Patoka TIF	0	0	0	0	0	40,099	0.0%	
TIF - Huntingburg TIF	0	918	0	0	918	984,441	0.1%	

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.