

2013 Fountain County Property Tax Report with Comparison to 2012

Legislative Services Agency

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This report describes property tax changes in Fountain County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Fountain County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	-5.2%	\$12,433,530	\$774,227,957	2.0%
Change		-4.2%	4.9%	
2012	7.1%	\$12,981,869	\$737,777,038	2.3%

Comparable Homestead Property Tax Changes in Fountain County

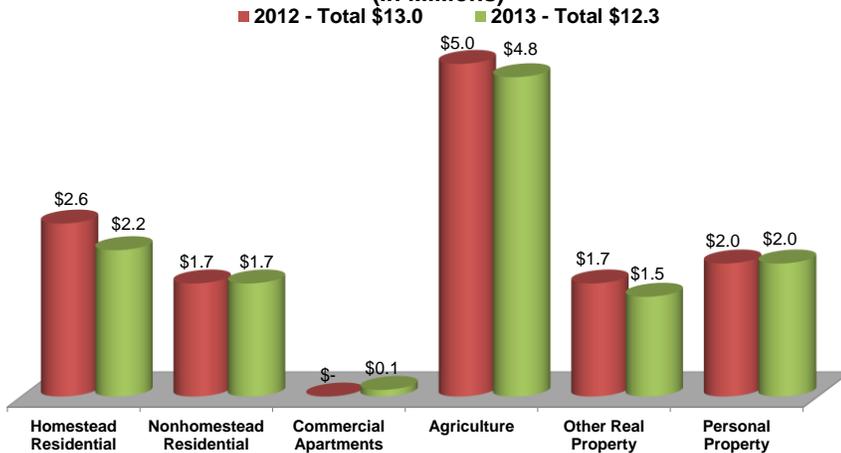
The total tax bill for all taxpayers in Fountain County decreased by 5.2% in 2013. The reasons were a 4.2% decrease in the levy and an increase in local income tax-funded property tax credit rates. In this reassessment year, certified net assessed value rose by 4.9%. Falling tax bills meant that fewer taxpayers qualified for tax cap credits, so credits as a percent of the tax levy decreased from 2.3% in 2012 to 2.0% in 2013.

Fountain County homeowners experienced a large 14.4% decrease in property tax bills in 2013. This was due to a large decrease in property tax rates and a large increase in local property tax credits. Homesteads also experienced a decline in net assessed value. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,204	23.6%
No Change	225	4.4%
Lower Tax Bill	3,683	72.0%
Average Change in Tax Bill	-14.4%	
Detailed Change in Tax Bill		
20% or More	504	9.9%
10% to 19%	244	4.8%
1% to 9%	456	8.9%
-1% to 1%	225	4.4%
-1% to -9%	660	12.9%
-10% to -19%	842	16.5%
-20% or More	2,181	42.7%
Total	5,112	100.0%

Note: Percentages may not total due to rounding.

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



In Fountain County most net property taxes were paid by agriculture and business (other real and personal) property owners in 2013. Total net property taxes decreased 5.2%, compared to an average 2.1% increase statewide. Commercial apartments saw the biggest increase, while homestead net taxes decreased by the largest percentage.

Property tax rates decreased in all 19 Fountain County tax districts in 2013. The average tax rate fell by 8.7%, because of a levy decrease and an increase in net assessed value. Statewide, the average tax rate increased by 4.2%.

+The total levies of all government units in Fountain County decreased by 4.2%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Fountain County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$457,860,914	\$444,114,814	-3.0%	\$154,513,258	\$150,992,144	-2.3%
Other Residential	92,826,200	106,285,400	14.5%	91,826,792	105,098,810	14.5%
Ag Business/Land	344,309,956	373,514,786	8.5%	342,824,350	372,109,024	8.5%
Business Real/Personal	206,003,911	205,078,665	-0.4%	180,515,821	183,722,623	1.8%
Total	\$1,101,000,981	\$1,128,993,665	2.5%	\$769,680,221	\$811,922,601	5.5%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Fountain County's total billed net assessed value increased by 5.5% in 2013. Increases in agricultural assessments were the main reason. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$35,214	\$22,260	-\$12,954	-36.8%
2%	263,614	233,235	-30,380	-11.5%
3%	0	0	0	0.0%
Elderly	12,268	8,906	-3,362	-27.4%
Total	\$311,097	\$264,401	-\$46,696	-15.0%
% of Levy	2.3%	2.0%		

Total tax cap credits in Fountain County were \$264,401, which was 2.0% of the levy. This was less than the state average of 10.9%, and less than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Fountain County's average tax rate was less than the median rate

statewide. Most of the tax cap credits in Fountain County were in the 2% nonhomestead residential/farmland category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Fountain County decreased \$46,696 between 2012 and 2013. Credits as a share of the total levy fell to 2.0% in 2013 from 2.3% in 2012.

Fountain County Levy Comparison by Taxing Unit

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
County Total	11,480,746	12,319,649	12,000,786	12,981,869	12,433,530	7.3%	-2.6%	8.2%	-4.2%
Fountain County	3,134,571	3,187,098	3,326,208	3,294,174	3,335,374	1.7%	4.4%	-1.0%	1.3%
Cain Township	12,034	12,770	12,914	13,811	13,984	6.1%	1.1%	6.9%	1.3%
Davis Township	14,515	14,978	15,321	14,555	15,883	3.2%	2.3%	-5.0%	9.1%
Fulton Township	22,881	23,329	24,237	22,693	25,172	2.0%	3.9%	-6.4%	10.9%
Jackson Township	21,385	22,067	22,767	9,827	24,179	3.2%	3.2%	-56.8%	146.0%
Logan Township	37,271	37,082	38,908	40,086	40,224	-0.5%	4.9%	3.0%	0.3%
Millcreek Township	22,672	23,070	24,016	23,117	14,835	1.8%	4.1%	-3.7%	-35.8%
Richland Township	25,910	26,103	27,634	28,593	28,501	0.7%	5.9%	3.5%	-0.3%
Shawnee Township	21,583	21,831	22,573	23,246	23,277	1.1%	3.4%	3.0%	0.1%
Troy Township	46,289	47,676	48,524	48,484	13,082	3.0%	1.8%	-0.1%	-73.0%
Van Buren Township	69,145	85,000	85,895	81,226	81,787	22.9%	1.1%	-5.4%	0.7%
Wabash Township	18,922	19,492	19,880	20,478	20,535	3.0%	2.0%	3.0%	0.3%
Attica Civil City	778,049	791,499	826,554	850,116	851,313	1.7%	4.4%	2.9%	0.1%
Covington Civil City	557,481	567,729	545,792	609,359	609,934	1.8%	-3.9%	11.6%	0.1%
Hillsboro Civil Town	52,434	53,338	55,758	57,496	56,537	1.7%	4.5%	3.1%	-1.7%
Kingman Civil Town	58,037	58,709	58,524	60,961	62,846	1.2%	-0.3%	4.2%	3.1%
Mellott Civil Town	12,130	12,563	13,127	13,540	13,566	3.6%	4.5%	3.1%	0.2%
Newtown Civil Town	14,065	13,001	14,296	16,479	16,032	-7.6%	10.0%	15.3%	-2.7%
Veedersburg Civil Town	252,834	256,108	259,376	272,378	270,107	1.3%	1.3%	5.0%	-0.8%
Wallace Civil Town	733	733	765	767	791	0.0%	4.4%	0.3%	3.1%
Attica Consolidated School Corp	1,890,882	1,962,764	2,032,488	2,097,443	2,168,878	3.8%	3.6%	3.2%	3.4%
Covington Community School Corp	1,685,006	2,107,565	1,857,853	1,964,653	1,788,826	25.1%	-11.8%	5.7%	-8.9%
Southeast Fountain School Corp	2,188,269	2,397,238	2,090,309	2,818,840	2,355,551	9.5%	-12.8%	34.9%	-16.4%
Covington Public Library	184,000	187,749	193,310	202,717	203,002	2.0%	3.0%	4.9%	0.1%
Kingman-Millcreek Public Library	44,706	45,875	48,087	49,597	49,700	2.6%	4.8%	3.1%	0.2%
Attica Public Library	182,458	207,303	194,885	201,891	200,962	13.6%	-6.0%	3.6%	-0.5%
Fountain County Solid Waste Mgmt Dist	132,484	136,979	140,785	145,342	148,652	3.4%	2.8%	3.2%	2.3%
Veedersburg Redevelopment Commission	0	0	0	0	0				

Fountain County 2013 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	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	
23001	Cain Township	1.1222	--	--	10.8928%	--	--	1.0000
23002	Hillsboro Town	1.7107	--	--	1.8273%	--	--	1.6794
23003	Davis Township	1.6067	--	--	3.1098%	--	--	1.5567
23004	Fulton Township	1.4517	--	--	7.6623%	--	--	1.3405
23005	Jackson Township	1.1484	--	--	7.1206%	--	--	1.0666
23006	Wallace Town	1.1654	--	--	7.8422%	--	--	1.0740
23007	Logan Township	1.6067	--	--	18.7465%	--	--	1.3055
23008	Attica City	2.4863	--	--	53.8898%	--	--	1.1464
23011	Richland Township	1.1357	--	--	7.5574%	--	--	1.0499
23012	Mellott Town	1.4787	--	--	53.3532%	--	--	0.6898
23013	Newtown Town	1.4123	--	--	0.1539%	--	--	1.4101
23014	Shawnee Township	1.4962	--	--	4.3529%	--	--	1.4311
23015	Troy Township	1.4806	--	--	7.1629%	--	--	1.3745
23016	Covington City	2.5673	--	--	2.2949%	--	--	2.5084
23017	Van Buren Township	1.3105	--	--	6.1575%	--	--	1.2298
23018	Veedersburg Town	1.8820	--	--	33.5173%	--	--	1.2512
23019	Wabash Township	1.4315	--	--	16.3443%	--	--	1.1975
23020	Millcreek Township	1.1849	--	--	11.2298%	--	--	1.0518
23021	Kingman Town	1.8794	--	--	13.5854%	--	--	1.6241

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 *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.

Fountain County 2013 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>	22,260	233,235	0	8,889		264,384	12,433,530	2.1%
<i>TIF Total</i>	0	0	0	17		17	627,091	0.0%
<i>County Total</i>	22,260	233,235	0	8,906		264,401	13,060,621	2.0%
Fountain County	3,852	39,875	0	1,842		45,569	3,335,374	1.4%
Cain Township	0	0	0	2		2	13,984	0.0%
Davis Township	11	0	0	5		17	15,883	0.1%
Fulton Township	0	0	0	4		4	25,172	0.0%
Jackson Township	0	0	0	6		6	24,179	0.0%
Logan Township	0	1,449	0	9		1,457	40,224	3.6%
Millcreek Township	0	0	0	7		7	14,835	0.0%
Richland Township	0	0	0	0		0	28,501	0.0%
Shawnee Township	0	0	0	2		2	23,277	0.0%
Troy Township	90	410	0	23		523	13,082	4.0%
Van Buren Township	3	0	0	47		49	81,787	0.1%
Wabash Township	11	0	0	0		11	20,535	0.1%
Attica Civil City	0	48,509	0	265		48,774	851,313	5.7%
Covington Civil City	8,967	41,620	0	2,079		52,666	609,934	8.6%
Hillsboro Civil Town	2	0	0	114		116	56,537	0.2%
Kingman Civil Town	12	0	0	0		12	62,846	0.0%
Mellott Civil Town	0	0	0	0		0	13,566	0.0%
Newtown Civil Town	0	0	0	5		5	16,032	0.0%
Veedersburg Civil Town	40	0	0	479		519	270,107	0.2%
Wallace Civil Town	0	0	0	0		0	791	0.1%
Attica Consolidated School Corp	269	54,114	0	488		54,870	2,168,878	2.5%
Covington Community School Corp	7,950	35,484	0	2,062		45,497	1,788,826	2.5%
Southeast Fountain School Corp	60	0	0	1,011		1,071	2,355,551	0.0%
Covington Public Library	789	3,577	0	284		4,649	203,002	2.3%
Kingman-Millcreek Public Library	1	0	0	21		22	49,700	0.0%
Attica Public Library	32	6,419	0	53		6,504	200,962	3.2%
Fountain County Solid Waste Mgmt Dist	172	1,777	0	82		2,031	148,652	1.4%
Veedersburg Redevelopment Commiss	0	0	0	0		0	0	
TIF - Veedersburg	0	0	0	17		17	627,091	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.