

# PROPERTY TAXES IN FULTON COUNTY, INDIANA, 2007-2008



Legislative Services Agency

October 2008

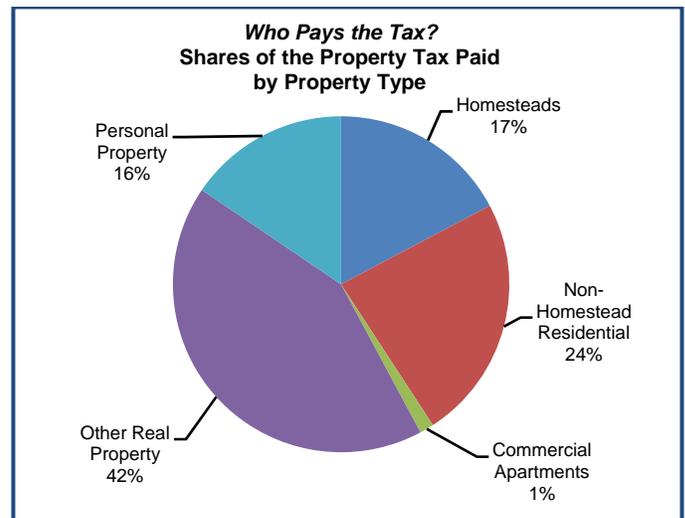
The Indiana General Assembly enacted major property tax reforms in 2008. These reforms are intended to provide substantial tax relief to homeowners. Starting in 2009, property taxes for the school general fund, county welfare funds, and several other funds will be eliminated, and their costs taken over by the state. Homeowners will also receive a substantial new deduction from their home assessments. And “circuit breakers” will limit homeowner tax bills to a fixed percentage of their assessments, 1.5% in 2009 and 1% beginning in 2010. The circuit breaker for homeowners is 2% in 2008.

In 2008, substantial tax relief is provided through an added homestead credit. The credit will be financed with payments from the new race track casinos and from the added sales tax. Statewide, this amounts to added property tax relief of \$870 million. Homeowner taxes should fall by about one-third. Each county is different, however. Homeowner tax bills depend on changes in the homestead’s assessment and the assessments of other property, on changes in local government tax collections, on new local income tax adoptions, as well as on added state credits. Fulton County did not adopt a new local option income tax for 2008.

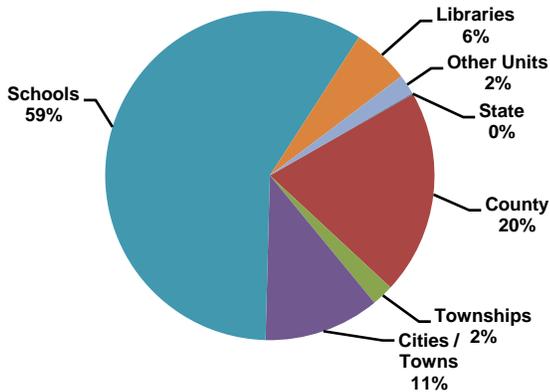
In Fulton County, the average homeowner saw their tax bill decrease by 33.9% for 2008, with 94.4% of homeowners seeing decreases. Without the added homestead credit, the average tax bill would have increased by 11.8%, and 64.0% of homeowners would have seen tax bill increases.

In Fulton County, 17% of property taxes are paid by homeowners (homesteads are primary residences, occupied by their owners); 24% are paid by owners of smaller rental housing units or owners of second homes (non-homestead residential); 1% are paid by owners of larger rental housing units (commercial apartments); and 58% are paid by other agricultural, commercial, industrial, or utility businesses on their real property (land and buildings) or on their personal property (equipment).

Change in Tax Bill	With Added 2008 Homestead Credit		Illustrated Without Added 2008 Homestead Credit	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or more	138	2.5%	1,359	24.7%
10% to 19%	51	0.9%	814	14.8%
1% to 9%	81	1.5%	1,343	24.5%
0%	41	0.7%	42	0.8%
-1% to -9%	172	3.1%	1,288	23.5%
-10% to -19%	389	7.1%	334	6.1%
-20% to -29%	915	16.7%	76	1.4%
-30% to -39%	1,385	25.2%	54	1.0%
-40% to -49%	1,583	28.8%	64	1.2%
-50% to -59%	378	6.9%	64	1.2%
-60% to -69%	96	1.7%	29	0.5%
-70% to -79%	103	1.9%	13	0.2%
-80% to -89%	41	0.7%	3	0.1%
-90% to -99%	90	1.6%	4	0.1%
-100%	29	0.5%	5	0.1%
<b>Total</b>	<b>5,492</b>	<b>100.0%</b>	<b>5,492</b>	<b>100.0%</b>
Higher Tax Bill	270	4.9%	3,516	64.0%
No Change	41	0.7%	42	0.8%
Lower Tax Bill	5,181	94.4%	1,934	35.2%
<b>Average Change in Tax Bill</b>	<b>-33.9%</b>		<b>11.8%</b>	



**Who Gets the Revenue?**  
**Property Tax Levies by Government Type**



On average, Fulton County property tax levies increased 2.7% from 2007 to 2008. This is lower than the expected statewide average increase of 5%. The largest increases were in the general fund levies of the Rochester and Tippecanoe Valley School Corporations. The county welfare fund levies saw a large decrease.

In Fulton County, school corporations receive 59% of all property taxes. The county, city, and towns receive most of the rest. Townships, library districts, the airport authority, and the state receive a small share of property taxes.

In 2009 the school and county shares of property tax revenue will decrease significantly when the state takes over the school general fund and county welfare levies.

**Changes in Property Tax Levies from 2007 to 2008**  
**by Governmental Units in Fulton County**

Taxing Unit	2007 Levy	2008 Levy	Change
<i>County Total</i>	\$23,040,269	\$23,651,403	2.7%
State Unit	20,814	24,206	16.3%
Fulton County	5,449,678	4,763,447	-12.6%
Aubbeenaubbee Township	48,247	50,306	4.3%
Henry Township	65,358	67,265	2.9%
Liberty Township	37,316	39,722	6.4%
Newcastle Township	44,772	46,880	4.7%
Richland Township	29,708	30,825	3.8%
Rochester Township	154,782	159,137	2.8%
Union Township	64,886	67,088	3.4%
Wayne Township	44,183	46,027	4.2%
Rochester Civil City	2,241,374	2,286,493	2.0%
Akron Civil Town	188,873	195,663	3.6%
Fulton Civil Town	36,917	37,558	1.7%
Kewanna Civil Town	164,474	167,106	1.6%
Rochester Community School Corporation	7,561,053	8,264,304	9.3%
Caston School Corporation	2,160,394	2,228,268	3.1%
Tippecanoe Valley School Corporation	2,402,731	2,717,852	13.1%
Culver Community School Corporation	374,019	416,273	11.3%
Eastern Pulaski Community School Corporation	261,696	255,793	-2.3%
Akron Carnegie Public Library	209,595	226,413	8.0%
Kewanna Public Library	71,350	74,906	5.0%
Fulton County Public Library	945,815	1,021,931	8.0%
Fulton County Airport Authority	462,234	463,940	0.4%