

PROPERTY TAXES IN GIBSON COUNTY, INDIANA, 2007-2008



Legislative Services Agency

August 2008

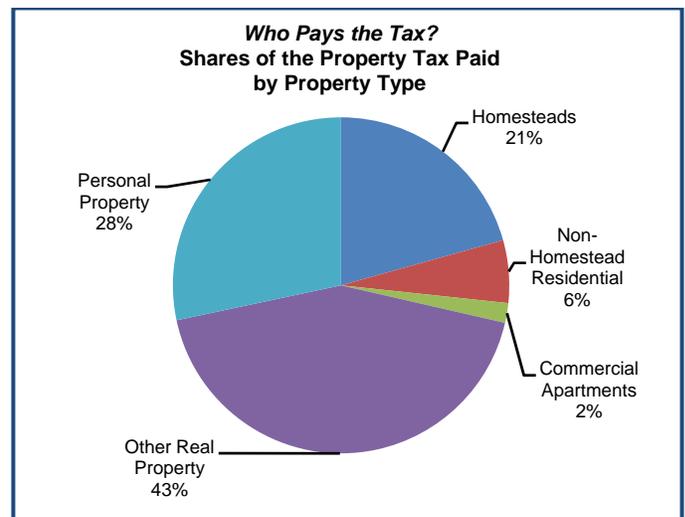
The Indiana General Assembly enacted major property tax reforms in 2008. These reforms are intended to provide substantial tax relief to homeowners. Starting in 2009, property taxes for the school general fund, county welfare funds, and several other funds will be eliminated, and their costs taken over 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. Gibson County did not adopt a new local option income tax for 2008.

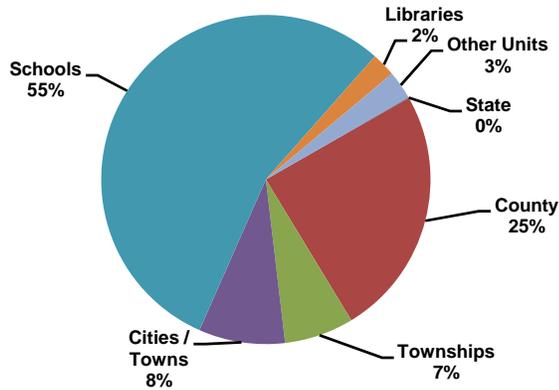
In Gibson County, the average homeowner saw their tax bill decrease by 30.1% for 2008, with 94.6% of homeowners seeing decreases. Without the added homestead credit, the average tax bill would have increased by 0.3%, and 40.3% of homeowners would have seen tax bill increases.

In Gibson County, 21% of property taxes are paid by homeowners (homesteads are primary residences, occupied by their owners); 6% are paid by owners of smaller rental housing units or owners of second homes (non-homestead residential); 2% are paid by owners of larger rental housing units (commercial apartments); and 71% 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	363	3.5%	882	8.6%
10% to 19%	42	0.4%	775	7.6%
1% to 9%	67	0.7%	2,463	24.1%
0%	86	0.8%	88	0.9%
-1% to -9%	158	1.5%	4,235	41.4%
-10% to -19%	612	6.0%	1,017	9.9%
-20% to -29%	2,310	22.6%	319	3.1%
-30% to -39%	4,754	46.5%	104	1.0%
-40% to -49%	1,315	12.8%	79	0.8%
-50% to -59%	194	1.9%	83	0.8%
-60% to -69%	97	0.9%	60	0.6%
-70% to -79%	106	1.0%	29	0.3%
-80% to -89%	35	0.3%	10	0.1%
-90% to -99%	10	0.1%	5	0.0%
-100%	85	0.8%	85	0.8%
Total	10,234	100.0%	10,234	100.0%
Higher Tax Bill	472	4.6%	4,120	40.3%
No Change	86	0.8%	88	0.9%
Lower Tax Bill	9,676	94.6%	6,026	58.8%
Average Change in Tax Bill	-30.1%		0.3%	



Who Gets the Revenue?
Property Tax Levies by Government Type



On average, Gibson County property tax levies increased 4.2% from 2007 to 2008. This is lower than the expected statewide average increase of 5%. County welfare levies and the South Gibson School Corporation debt service levy saw the largest increases.

In Gibson County, school corporations receive 55% of all property taxes. The county and the cities and towns receive most of the rest. Townships, library districts, special districts, 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 Gibson County

Taxing Unit	2007 Levy	2008 Levy	Change
<i>County Total</i>	<i>\$43,739,199</i>	<i>\$45,562,707</i>	<i>4.2%</i>
State Unit	36,083	39,188	8.6%
Gibson County	10,238,601	11,193,066	9.3%
Barton Township	48,431	49,430	2.1%
Center Township	28,306	28,889	2.1%
Columbia Township	87,867	90,130	2.6%
Johnson Township	25,284	25,832	2.2%
Montgomery Township	70,930	72,748	2.6%
Patoka Township	2,768,420	2,560,693	-7.5%
Union Township	166,056	169,590	2.1%
Wabash Township	30,243	31,259	3.4%
Washington Township	22,776	23,172	1.7%
White River Township	53,141	54,555	2.7%
Princeton Civil City	2,285,577	2,285,406	0.0%
Oakland City Civil City	387,402	405,785	4.7%
Fort Branch Civil Town	200,977	203,731	1.4%
Francisco Civil Town	40,619	39,976	-1.6%
Haubstadt Civil Town	538,520	559,739	3.9%
Hazelton Civil Town	13,855	14,085	1.7%
Mackey Civil Town	10,015	10,195	1.8%
Owensville Civil Town	314,024	315,303	0.4%
Patoka Civil Town	21,270	21,367	0.5%
Somerville Civil Town	1,488	1,542	3.6%
East Gibson School Corporation	4,137,304	4,217,608	1.9%
North Gibson School Corporation	9,257,853	8,869,309	-4.2%
South Gibson School Corporation	10,620,492	11,937,902	12.4%
Oakland City-Columbia Township Public Library	117,776	121,030	2.8%
Owensville Carnegie Library	216,953	222,965	2.8%
Fort Branch-Johnson Township Library	275,676	282,316	2.4%
Princeton-Patoka Township Public Library	458,276	443,868	-3.1%
Owensville-Montgomery Township Fire	286,228	293,961	2.7%
Gibson Co Solid Waste Management District	978,756	978,067	-0.1%