

PROPERTY TAXES IN GRANT COUNTY, INDIANA, 2007-2008



Legislative Services Agency

October 2008

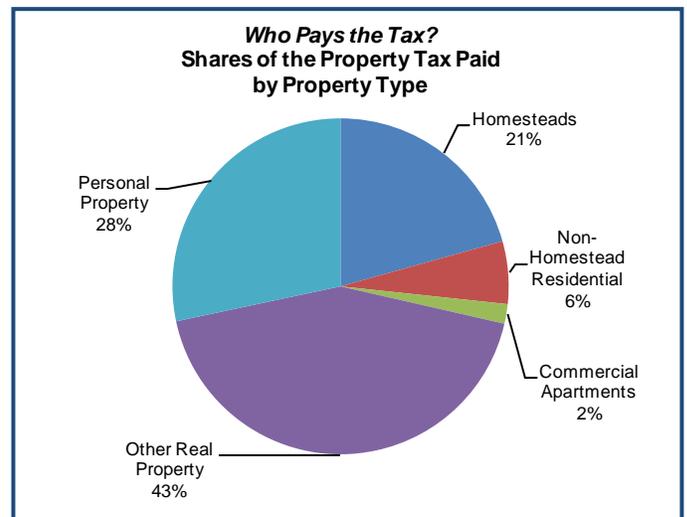
The Indiana General Assembly enacted major property tax reforms in 2008. These reforms are intended to provide substantial tax relief to homeowners. Starting in 2009, property taxes for the school general fund, county welfare funds, and several other funds will be eliminated, and their costs taken over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

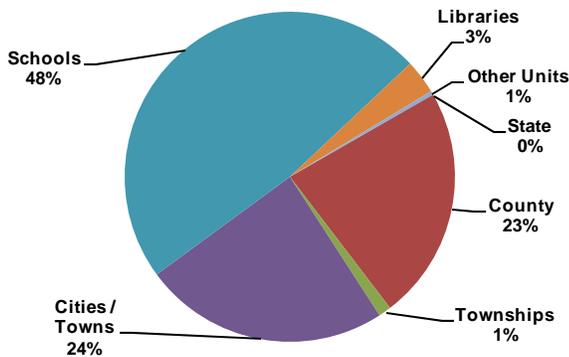
In Grant County, the average homeowner saw their tax bill decrease by 42.3% for 2008, with 95.4% of homeowners seeing decreases. Without the added homestead credit, the average tax bill would have increased by 0.3%, and 67.4% of homeowners would have seen tax bill increases.

In Grant County, 16% of property taxes are paid by homeowners (homesteads are primary residences, occupied by their owners); 15% are paid by owners of smaller rental housing units or owners of second homes (non-homestead residential); 3% are paid by owners of larger rental housing units (commercial apartments); and 66% 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	703	3.8%	1,102	6.0%
10% to 19%	17	0.1%	372	2.0%
1% to 9%	45	0.2%	10,998	59.5%
0%	87	0.5%	85	0.5%
-1% to -9%	85	0.5%	2,724	14.7%
-10% to -19%	268	1.4%	1,906	10.3%
-20% to -29%	783	4.2%	267	1.4%
-30% to -39%	1,858	10.0%	106	0.6%
-40% to -49%	7,162	38.7%	116	0.6%
-50% to -59%	6,319	34.2%	137	0.7%
-60% to -69%	298	1.6%	374	2.0%
-70% to -79%	247	1.3%	101	0.5%
-80% to -89%	420	2.3%	33	0.2%
-90% to -99%	63	0.3%	34	0.2%
-100%	141	0.8%	141	0.8%
Total	18,496	100.0%	18,496	100.0%
Higher Tax Bill	765	4.1%	12,472	67.4%
No Change	87	0.5%	85	0.5%
Lower Tax Bill	17,644	95.4%	5,939	32.1%
Average Change in Tax Bill	-42.3%		0.3%	



Who Gets the Revenue?
Property Tax Levies by Government Type



On average, Grant County property tax levies increased 0.3% from 2007 to 2008. This is significantly lower than the expected statewide average increase of 5%. The Marion City general fund levy saw the biggest increase.

In Grant County, school corporations receive 48% 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 Grant County

Taxing Unit	2007		2008		Levy Change	Taxing Unit	2007		2008		Levy Change
	Levy	Levy	Levy	Change			Levy	Levy	Change		
County Total	\$76,396,816	\$76,658,964		0.3%							
State Unit	53,845	55,568		3.2%	Upland Civil Town	300,279	316,106		5.3%		
Grant County	17,513,244	17,538,528		0.1%	Van Buren Civil Town	177,692	185,976		4.7%		
Center Township	254,338	262,792		3.3%	Converse Civil Town	46,141	46,482		0.7%		
Fairmount Township	44,763	46,322		3.5%	Eastbrook Community School Corporation	4,607,123	4,453,696		-3.3%		
Franklin Township	109,731	109,281		-0.4%	Madison-Grant United School Corporation	3,163,824	3,364,500		6.3%		
Green Township	35,328	37,379		5.8%	Mississinewa Community School Corporation	4,315,497	4,429,794		2.6%		
Jefferson Township	65,750	68,349		4.0%	Marion Community School Corporation	20,228,969	20,233,196		0.0%		
Liberty Township	24,554	25,444		3.6%	Oak Hill United School Corporation	5,023,648	4,384,150		-12.7%		
Mill Township	155,106	161,706		4.3%	Fairmount Public Library	52,526	54,414		3.6%		
Monroe Township	19,713	20,519		4.1%	Gas City-Mill Township Public Library	398,164	429,814		7.9%		
Pleasant Township	46,414	48,463		4.4%	Jonesboro Public Library	35,909	37,265		3.8%		
Richland Township	23,059	23,895		3.6%	Marion Public Library	1,756,908	1,865,915		6.2%		
Sims Township	35,439	39,068		10.2%	Matthews Public Library	6,269	6,497		3.6%		
Van Buren Township	39,263	41,704		6.2%	Swayzee Public Library	43,046	44,603		3.6%		
Washington Township	72,567	76,040		4.8%	Barton-Rees-Pogue Memorial Library	32,177	33,705		4.7%		
Marion Civil City	15,178,157	15,626,167		3.0%	Van Buren Public Library	71,185	74,493		4.6%		
Gas City Civil City	1,103,318	1,113,624		0.9%	Converse Public Library	3,796	3,836		1.1%		
Fairmount Civil Town	535,409	554,648		3.6%	East Central Indiana Solid Waste Mgt District	130,127	134,288		3.2%		
Fowlerton Civil Town	22,319	23,141		3.7%	Gas City Redevelopment Commission	75,780	74,298		-2.0%		
Jonesboro Civil City	247,237	256,272		3.7%	Van Buren Town Redevelopment Commission	34,357	34,717		1.0%		
Matthews Civil Town	89,319	92,498		3.6%	Converse Redevelopment Commission	1,515	-		-100.0%		
Swayzee Civil Town	121,029	125,508		3.7%	Marion City Redevelopment Commission	20,561	20,157		-2.0%		
Sweetser Civil Town	81,421	84,146		3.3%							