

2009 GRANT COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

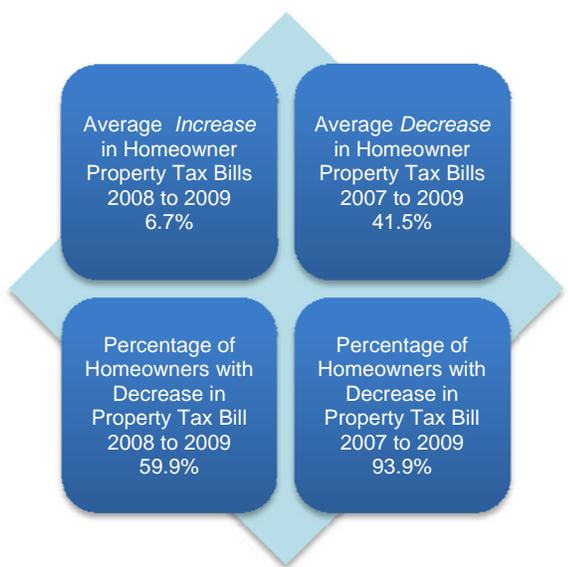


Legislative Services Agency

November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills Grant County



Change in Tax Bill	Change from 2008 to 2009		Change from 2007 to 2009	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	2,446	14.5%	538	3.2%
10% to 19%	1,637	9.7%	73	0.4%
1% to 9%	2,300	13.6%	95	0.6%
0%	377	2.2%	318	1.9%
-1% to -9%	3,466	20.6%	124	0.7%
-10% to -19%	2,882	17.1%	261	1.5%
-20% to -29%	1,152	6.8%	860	5.1%
-30% to -39%	465	2.8%	2,479	14.7%
-40% to -49%	304	1.8%	4,134	24.5%
-50% to -59%	234	1.4%	4,391	26.1%
-60% to -69%	201	1.2%	1,517	9.0%
-70% to -79%	204	1.2%	426	2.5%
-80% to -89%	131	0.8%	375	2.2%
-90% to -99%	133	0.8%	275	1.6%
-100%	919	5.5%	985	5.8%
Total	16,851	100.0%	16,851	100.0%
Higher Tax Bill	6,383	37.9%	706	4.2%
No Change	377	2.2%	318	1.9%
Lower Tax Bill	10,091	59.9%	15,827	93.9%
Average Change in Tax Bill	6.7%		-41.5%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Grant County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-14.1%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-33.7%	-30.6%
State PTRC Percentage, 2008	21.5%	20.1%
Total State Homestead Credit, 2008	48.1%	39.5%
Total State Homestead Credit, 2009	7.7%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Grant County increased by 6.7%. Grant County taxpayers saw a high state homestead credit rate in 2008, which dropped to a rate near the state average in 2009. This loss of tax relief more than offset the effects of the new 35% supplemental homestead deduction and the elimination of the school general fund and county welfare levies. Grant County did not adopt a local option income tax for property tax relief for 2009 (a

2009 Property Tax Changes:

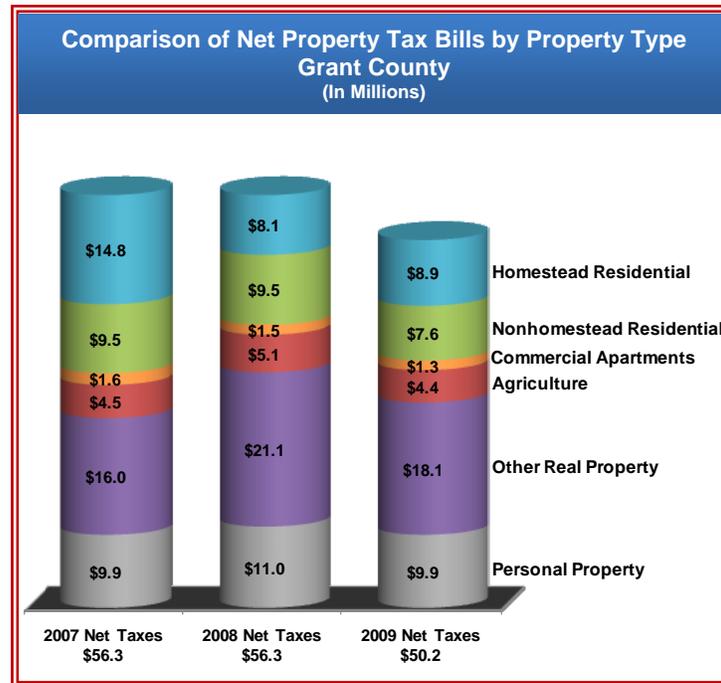
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

LOIT was adopted for 2010), and only a few Grant County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Grant County, as they were in almost all Indiana counties.



In Grant County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 20.0% decline in average property tax bills. Average tax bills on commercial apartments decreased 13.3%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 13.7% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 14.2%. Personal property, which is largely business equipment, saw a 10.0% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Grant County \$2,322,755

Percentage share of circuit breaker tax cap credits by cap category...



Grant County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	\$76,396,816	\$76,658,964	\$53,256,451	0.3%	-30.5%	5.2%
State Unit	53,845	55,568	0	3.2%	-100.0%	
Grant County	17,513,244	17,538,528	13,182,713	0.1%	-24.8%	5.8%
Center Township	254,338	262,792	366,634	3.3%	39.5%	39.5%
Fairmount Township	44,763	46,322	48,115	3.5%	3.9%	3.9%
Franklin Township	109,731	109,281	115,826	-0.4%	6.0%	6.0%
Green Township	35,328	37,379	38,360	5.8%	2.6%	2.6%
Jefferson Township	65,750	68,349	69,499	4.0%	1.7%	1.7%
Liberty Township	24,554	25,444	26,287	3.6%	3.3%	3.3%
Mill Township	155,106	161,706	188,700	4.3%	16.7%	16.7%
Monroe Township	19,713	20,519	21,315	4.1%	3.9%	3.9%
Pleasant Township	46,414	48,463	47,382	4.4%	-2.2%	-2.2%
Richland Township	23,059	23,895	24,821	3.6%	3.9%	3.9%
Sims Township	35,439	39,068	40,648	10.2%	4.0%	4.0%
Van Buren Township	39,263	41,704	41,838	6.2%	0.3%	0.3%
Washington Township	72,567	76,040	78,935	4.8%	3.8%	3.8%
Marion Civil City	15,178,157	15,626,167	14,619,096	3.0%	-6.4%	1.1%
Gas City Civil City	1,103,318	1,113,624	1,124,018	0.9%	0.9%	6.3%
Fairmount Civil Town	535,409	554,648	574,679	3.6%	3.6%	3.6%
Fowlerton Civil Town	22,319	23,141	23,619	3.7%	2.1%	2.1%
Jonesboro Civil City	247,237	256,272	264,852	3.7%	3.3%	3.3%
Matthews Civil Town	89,319	92,498	95,869	3.6%	3.6%	3.6%
Swayzee Civil Town	121,029	125,508	131,136	3.7%	4.5%	4.5%
Sweetser Civil Town	81,421	84,146	85,385	3.3%	1.5%	1.5%
Upland Civil Town	300,279	316,106	327,986	5.3%	3.8%	3.8%
Van Buren Civil Town	177,692	185,976	205,444	4.7%	10.5%	10.5%
Converse Civil Town	46,141	46,482	45,397	0.7%	-2.3%	-2.3%
Eastbrook Community School Corporation	4,607,123	4,453,696	2,569,951	-3.3%	-42.3%	11.7%
Madison-Grant United School Corporation	3,163,824	3,364,500	1,686,834	6.3%	-49.9%	-6.3%
Mississinewa Community School Corporation	4,315,497	4,429,794	2,537,474	2.6%	-42.7%	-5.1%
Marion Community School Corporation	20,228,969	20,233,196	8,966,633	0.0%	-55.7%	12.8%
Oak Hill United School Corporation	5,023,648	4,384,150	2,967,168	-12.7%	-32.3%	20.7%
Fairmount Public Library	52,526	54,414	56,444	3.6%	3.7%	3.7%
Gas City-Mill Township Public Library	398,164	429,814	425,669	7.9%	-1.0%	-1.0%
Jonesboro Public Library	35,909	37,265	38,759	3.8%	4.0%	4.0%
Marion Public Library	1,756,908	1,865,915	1,910,753	6.2%	2.4%	2.4%
Matthews Public Library	6,269	6,497	6,753	3.6%	3.9%	3.9%
Swayzee Public Library	43,046	44,603	46,348	3.6%	3.9%	3.9%
Barton-Rees-Pogue Memorial Library	32,177	33,705	35,088	4.7%	4.1%	4.1%
Van Buren Public Library	71,185	74,493	77,487	4.6%	4.0%	4.0%
Converse Public Library	3,796	3,836	3,749	1.1%	-2.3%	-2.3%
East Central Indiana Solid Waste Mgt. District	130,127	134,288	138,787	3.2%	3.4%	3.4%
Gas City Redevelopment Commission	75,780	74,298	0	-2.0%	-100.0%	-100.0%
Van Buren Town Redevelopment Commission	34,357	34,717	0	1.0%	-100.0%	-100.0%
Converse Redevelopment Commission	1,515	0	0	-100.0%	0.0%	0.0%
Marion City Redevelopment Commission	20,561	20,157	0	-2.0%	-100.0%	-100.0%

Note: 2008 – 2009 Comparable Levy Change reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children’s psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Grant County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions)			Gross Levy			Tax Rate		State PTRC	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Center Township	96.8	76.7	-20.8%	2,438,723	1,236,407	-49.3%	2.5187	1.6120	25.44%	46.45%	7.72%	15.93%	28.79%
Marion City-Center Township	484.4	392.3	-19.0%	20,186,194	12,768,190	-36.7%	4.1675	3.2543	20.78%	50.18%	7.72%	15.93%	28.79%
Fairmont Town	63.7	50.9	-20.0%	2,016,371	1,345,449	-33.3%	3.1668	2.6412	21.13%	50.77%	7.72%	15.93%	28.79%
Franklin Township-Marion Schools	34.8	30.1	-13.6%	849,166	448,370	-47.2%	2.4387	1.4897	25.72%	45.83%	7.72%	15.93%	28.79%
Franklin Township-Oak Hill Schools	32.1	30.4	-5.4%	844,027	638,685	-24.3%	2.6298	2.1028	22.68%	44.10%	7.72%	15.93%	28.79%
Marion City-Franklin Township	314.0	303.9	-3.2%	13,071,686	9,804,775	-25.0%	4.1629	3.2258	20.71%	49.96%	7.72%	15.93%	28.79%
Sweetser Town-Franklin Township	8.7	7.1	-19.0%	247,586	168,057	-32.1%	2.8412	2.3810	21.89%	44.71%	7.72%	15.93%	28.79%
Green Township	42.6	41.1	-3.5%	990,872	639,724	-35.4%	2.3248	1.5550	22.93%	46.56%	7.72%	15.93%	28.79%
Jefferson Township	66.5	59.0	-11.2%	1,436,010	929,674	-35.3%	2.1605	1.5755	23.01%	46.23%	7.72%	15.93%	28.79%
Matthews Town	11.0	10.1	-8.5%	330,025	253,168	-23.3%	2.9917	2.5082	21.07%	50.63%	7.72%	15.93%	28.79%
Upland Town	66.5	57.0	-14.3%	1,742,075	1,199,171	-31.2%	2.6205	2.1050	21.74%	48.90%	7.72%	15.93%	28.79%
Liberty Township	64.6	61.7	-4.4%	1,470,109	928,652	-36.8%	2.2765	1.5043	23.18%	46.50%	7.72%	15.93%	28.79%
Mill Township	83.4	64.4	-22.8%	2,282,755	1,388,895	-39.2%	2.7366	2.1565	20.44%	45.18%	7.72%	15.93%	28.79%
Marion City-Mill Township	3.8	4.6	20.6%	161,096	165,131	2.5%	4.2504	3.6114	18.05%	48.95%	7.72%	15.93%	28.79%
Gas City-Mill Township	144.9	125.4	-13.4%	5,034,385	3,611,951	-28.3%	3.4754	2.8808	18.96%	47.37%	7.72%	15.93%	28.79%
Jonesboro Town	30.2	24.4	-19.2%	1,049,046	748,928	-28.6%	3.4766	3.0712	19.27%	48.11%	7.72%	15.93%	28.79%
Monroe Township	65.2	58.4	-10.4%	1,372,692	883,517	-35.6%	2.1067	1.5141	23.30%	46.12%	7.72%	15.93%	28.79%
Pleasant Township-Marion Schools	62.0	44.5	-28.2%	1,496,171	652,145	-56.4%	2.4151	1.4659	25.95%	46.04%	7.72%	15.93%	28.79%
Pleasant Township-Oak Hill Schools	72.8	62.3	-14.4%	1,897,875	1,295,912	-31.7%	2.6062	2.0790	22.87%	44.27%	7.72%	15.93%	28.79%
Marion City-Pleasant Township	162.6	143.6	-11.7%	6,742,918	4,612,425	-31.6%	4.1479	3.2116	20.80%	50.12%	7.72%	15.93%	28.79%
Sweetser Town-Pleasant Township	27.3	20.7	-24.1%	770,887	490,081	-36.4%	2.8262	2.3668	22.04%	44.92%	7.72%	15.93%	28.79%
Richland Township	33.4	31.5	-5.8%	885,904	669,402	-24.4%	2.6498	2.1258	22.76%	44.57%	7.72%	15.93%	28.79%
Converse Town	4.2	2.9	-30.7%	161,416	106,890	-33.8%	3.8126	3.6429	20.76%	50.06%	7.72%	15.93%	28.79%
Sims Township	38.9	35.7	-8.3%	1,059,360	790,837	-25.3%	2.7226	2.2166	22.58%	45.07%	7.72%	15.93%	28.79%
Swayzee Town	23.7	18.9	-20.3%	768,050	547,249	-28.7%	3.2360	2.8922	21.54%	47.79%	7.72%	15.93%	28.79%
Van Buren Township	51.9	45.1	-13.2%	1,168,531	760,222	-34.9%	2.2521	1.6873	22.67%	46.72%	7.72%	15.93%	28.79%
Van Buren Town	28.8	21.8	-24.4%	940,489	628,430	-33.2%	3.2645	2.8835	20.44%	51.47%	7.72%	15.93%	28.79%
Washington Township-Eastbrook	48.8	41.8	-14.3%	1,046,690	654,701	-37.5%	2.1434	1.5647	23.18%	46.40%	7.72%	15.93%	28.79%
Washington Township-Marion Sch	56.8	44.2	-22.2%	1,396,258	672,522	-51.8%	2.4581	1.5219	25.78%	46.34%	7.72%	15.93%	28.79%
Marion City-Washington Township	30.2	25.9	-14.2%	1,257,831	836,784	-33.5%	4.1596	3.2267	20.79%	50.16%	7.72%	15.93%	28.79%
Fairmont Township	54.5	48.1	-11.8%	1,281,598	768,807	-40.0%	2.3499	1.5974	22.96%	47.01%	7.72%	15.93%	28.79%
Fowlerton Town	3.2	2.6	-19.5%	97,745	63,317	-35.2%	3.0078	2.4204	21.49%	50.42%	7.72%	15.93%	28.79%
Gas City-Jefferson Township	0.1	0.8	686.9%	2,953	19,194	549.9%	3.0659	2.5323	20.20%	48.96%	7.72%	15.93%	28.79%
Gas City-Monroe Township	6.2	2.9	-52.6%	188,940	73,991	-60.8%	3.0632	2.5282	20.20%	48.95%	7.72%	15.93%	28.79%
Gas City-Center Township	2.5	2.6	6.4%	84,369	66,764	-20.9%	3.3925	2.5237	22.33%	48.80%	7.72%	15.93%	28.79%
Marion City-Monroe Township	7.7	6.2	-18.7%	295,091	203,597	-31.0%	3.8382	3.2588	18.94%	50.39%	7.72%	15.93%	28.79%
County Totals/Averages	2,328.8	1,999.8	-14.1%	77,065,896	51,072,013	-33.7%	3.3109	2.5710	21.50%	48.07%	7.72%	15.93%	28.79%

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Grant County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type					Total
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly		
Grant County	13,182,713	1	458,157	141	4,329	462,629	
Center Township	366,634	0	16,000	0	91	16,091	
Fairmount Township	48,115	0	167	0	12	179	
Franklin Township	115,826	0	2,994	0	19	3,013	
Green Township	38,360	0	0	0	0	0	
Jefferson Township	69,499	0	2	0	11	14	
Liberty Township	26,287	0	0	0	1	1	
Mill Township	188,700	0	5,164	3	116	5,284	
Monroe Township	21,315	0	23	0	2	24	
Pleasant Township	47,382	0	1,790	0	12	1,803	
Richland Township	24,821	0	152	7	2	161	
Sims Township	40,648	0	387	0	20	407	
Van Buren Township	41,838	0	206	0	4	211	
Washington Township	78,935	0	486	0	10	496	
Marion Civil City	14,619,096	0	961,307	95	4,515	965,917	
Gas City Civil City	1,124,018	0	46,830	0	1,163	47,993	
Fairmount Civil Town	574,679	0	10,966	0	517	11,483	
Fowlerton Civil Town	23,619	0	0	0	0	0	
Jonesboro Civil City	264,852	2	21,207	0	417	21,626	
Matthews Civil Town	95,869	0	103	0	84	187	
Swayzee Civil Town	131,136	0	4,267	0	217	4,484	
Sweetser Civil Town	85,385	0	0	0	34	34	
Upland Civil Town	327,986	0	0	0	211	211	
Van Buren Civil Town	205,444	0	8,091	0	95	8,186	
Converse Civil Town	45,397	0	5,048	231	26	5,304	
Eastbrook Community School Corporation	2,569,951	0	6,784	0	630	7,414	
Madison-Grant United School Corporation	1,686,834	0	8,107	0	450	8,557	
Mississinewa Community School Corporation	2,537,474	3	103,849	70	2,175	106,097	
Marion Community School Corporation	8,966,633	0	478,741	0	2,313	481,054	
Oak Hill United School Corporation	2,967,168	0	13,645	227	987	14,859	
Fairmount Public Library	56,444	0	543	0	29	572	
Gas City-Mill Township Public Library	425,669	0	12,040	0	317	12,357	
Jonesboro Public Library	38,759	0	3,103	0	61	3,165	
Marion Public Library	1,910,753	0	125,629	12	590	126,231	
Matthews Public Library	6,753	0	7	0	6	13	
Swayzee Public Library	46,348	0	521	0	27	548	
Barton-Rees-Pogue Memorial Library	35,088	0	0	0	23	23	
Van Buren Public Library	77,487	0	814	0	12	827	
Converse Public Library	3,749	0	417	19	2	438	
East Central Indiana Solid Waste	138,787	0	4,807	1	45	4,854	
Gas City Redevelopment Commission	0	0	0	0	0	0	
Van Buren Town Redevelopment Commission	0	0	0	0	0	0	
Converse Redevelopment Commission	0	0	0	0	0	0	
Marion City Redevelopment Commission	0	0	0	0	0	0	
Total - All Taxing Units	53,256,451	7	2,302,354	808	19,577	2,322,745	

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.