

2010 Property Tax Report

Grant County

with comparisons between 2007 and 2010



Legislative Services Agency

July 2010

This report describes property tax changes in Grant County between 2009 and 2010, with comparison to changes between 2007 and 2010. The report also shows the overall changes to property tax levies and property assessments since the recent property tax reforms have been implemented. Explanatory information is provided to highlight changes that are unique to Grant County and those that have occurred throughout the state. Statewide averages are based on data from all counties except Lake and LaPorte.

Comparable Homestead Property Tax Changes in Grant County

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	1,129	7.0%	334	2.1%
No Change	1,228	7.6%	294	1.8%
Lower Tax Bill	13,821	85.4%	15,550	96.1%
Average Change in Tax Bill	-17.8%		-51.8%	
Detailed Change in Tax Bill				
20% or More	524	3.2%	198	1.2%
10% to 19%	107	0.7%	53	0.3%
1% to 9%	498	3.1%	83	0.5%
0%	1,228	7.6%	294	1.8%
-1% to -9%	3,495	21.6%	116	0.7%
-10% to -19%	7,654	47.3%	207	1.3%
-20% to -29%	1,262	7.8%	498	3.1%
-30% to -39%	437	2.7%	1,231	7.6%
-40% to -49%	203	1.3%	2,669	16.5%
-50% to -59%	147	0.9%	4,458	27.6%
-60% to -69%	128	0.8%	3,845	23.8%
-70% to -79%	131	0.8%	926	5.7%
-80% to -89%	144	0.9%	403	2.5%
-90% to -99%	96	0.6%	324	2.0%
-100%	124	0.8%	873	5.4%
Total	16,178	100.0%	16,178	100.0%

Note: Percentages may not total due to rounding.

The average homeowner saw a 17.8% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 51.8% lower than they were in 2007, before the property tax reforms.

96.1% of homeowners saw lower tax bills in 2010 than in 2007.

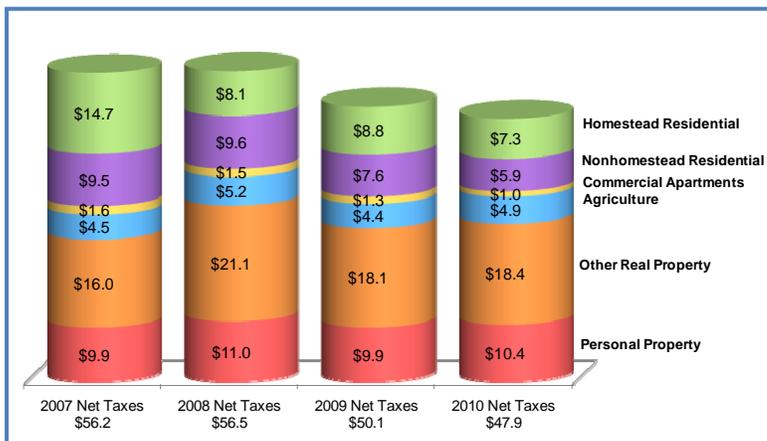
68.9% of homeowners saw tax decreases of between 1% and 19% from 2009 to 2010.

The largest percentage of homeowners have seen between a 50% and 69% decrease in their tax bills from 2007 to 2010.

Grant County Overview

The much larger-than-average decline in homeowner tax bills was due to the adoption of a local option income tax for residential property tax relief that replaced a smaller local homestead-only credit. The LOIT funded substantial credits for homesteads in Grant County. Property tax levies increased 0.9% in Grant County in 2010, less than the state average increase of 2.4%. Levy increases in the Eastbrook and Mississinewa School Corporations were offset by levy decreases in the county and Marion City. Grant County homeowners did not benefit from the one percent property tax cap as much as homeowners in the average county, primarily because the LOIT-funded credit reduced homestead tax bills.

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



Net tax bills for all taxpayers decreased 4.8% in Grant County from 2009 to 2010. This was greater than the statewide reduction of 1.4%. In 2010 apartment owners saw a 26.5% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The new LOIT-funded residential credits and, to a smaller extent, the tightening of the tax caps affected nonhomestead residential property (mostly small rental residences), which saw a decrease of 22.5% in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 1.5% and 4.3% increase, respectively, in tax bills in 2010. This was mainly because of the increase in total business property values. The tax increases were moderated by the

tightening of the tax caps from 3.5% to 3% for commercial and industrial property. Agricultural business property saw an 11.1% increase in tax payments in 2010 because of an overall 15.6% increase in assessed value including the 4% increase in the base rate of farmland, from \$1,200 to \$1,250 per acre.

2010 Property Tax Policy Changes

Property Tax Caps. Property tax caps tightened to their permanent levels. The tighter caps meant more taxpayers were eligible for tax cap credits. This resulted in greater reductions in property tax revenue for local governments.

State Homestead Credits. State homestead credits were reduced by 43% between 2009 and 2010 as part of a scheduled phaseout. The average statewide credit rate fell from 8% to 5% as a result. The credit will be eliminated in 2011.



Tax Cap Credits

Tax cap credits in Grant County in 2010 amounted to 2.3% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was partly due to the influence of the LOIT-funded residential credits which reduced tax bills for most nonhomestead residential property to below the 2% cap. Neither Grant County tax rates nor home values were high enough for a large share of homesteads to qualify for credits in the 1% category.

**2010 Circuit Breaker Credits by Cap Category
Grant County Total \$1,381,212**

1%	2%	3%	Elderly
\$1,008	\$413,026	\$948,759	\$18,420
0.1%	29.9%	68.7%	1.3%

Grant County, Marion City, and the Marion Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, the Town of Converse and the Converse Public Library lost the most, at 5.7% each. Losses were greatest for units that overlapped the municipalities of Marion, Converse, and Jonesboro because these tax districts had the highest tax rates.

The Effects of Recession

In Grant County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 6.1% in December 2007 to 12.2% in July 2009. Even with the Job losses, local income tax revenue rose by 9.3% after adjusting for the rate increase.

Grant County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,754,854,955	1,726,731,815	-1.6%
Other Residential	313,955,370	313,068,150	-0.3%
Ag Business/Land	252,417,710	291,670,130	15.6%
Business Real/Personal	1,648,474,456	1,692,756,368	2.7%
Total	\$3,969,702,491	\$4,024,226,463	1.4%

In addition, the recession reduced new construction, so less new property was added to assessment roles. The recession also reduced some property values, which affected assessed values through annual trending. Lower assessed values may result in higher tax rates for local taxpayers. In those instances where taxpayers' bills are limited by the caps, the higher rates may result in higher circuit breaker credits, causing increased revenue losses for local governments.

In Grant County, the gross assessed value of business real and personal property rose 2.7% in 2010. The gross assessed value of homesteads decreased by 1.6%, and the gross assessed value of other residential property fell slightly, by 0.3%. Agricultural assessments increased by 15.6%, and total gross assessed value in Grant County rose 1.4%. This was higher than the state average increase of 0.6%.

The tables on the following pages illustrate 2007 – 2010 levy comparisons, 2010 tax rates and credit rates, and 2010 circuit breaker losses by taxing unit.

Grant County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change		
					2007-2008	2008-2009	2009-2010
<i>County Total</i>	76,396,816	76,658,964	53,256,451	53,717,950	0.3%	-30.5%	0.9%
State Unit	53,845	55,568	0	0	3.2%	-100.0%	
Grant County	17,513,244	17,538,528	13,182,713	12,756,029	0.1%	-24.8%	-3.2%
Center Township	254,338	262,792	366,634	290,180	3.3%	39.5%	-20.9%
Fairmount Township	44,763	46,322	48,115	49,980	3.5%	3.9%	3.9%
Franklin Township	109,731	109,281	115,826	120,250	-0.4%	6.0%	3.8%
Green Township	35,328	37,379	38,360	39,816	5.8%	2.6%	3.8%
Jefferson Township	65,750	68,349	69,499	71,918	4.0%	1.7%	3.5%
Liberty Township	24,554	25,444	26,287	27,377	3.6%	3.3%	4.1%
Mill Township	155,106	161,706	188,700	194,255	4.3%	16.7%	2.9%
Monroe Township	19,713	20,519	21,315	22,059	4.1%	3.9%	3.5%
Pleasant Township	46,414	48,463	47,382	49,102	4.4%	-2.2%	3.6%
Richland Township	23,059	23,895	24,821	25,745	3.6%	3.9%	3.7%
Sims Township	35,439	39,068	40,648	42,176	10.2%	4.0%	3.8%
Van Buren Township	39,263	41,704	41,838	42,372	6.2%	0.3%	1.3%
Washington Township	72,567	76,040	78,935	81,852	4.8%	3.8%	3.7%
Marion Civil City	15,178,157	15,626,167	14,619,096	14,251,620	3.0%	-6.4%	-2.5%
Gas City Civil City	1,103,318	1,113,624	1,124,018	1,161,919	0.9%	0.9%	3.4%
Fairmount Civil Town	535,409	554,648	574,679	596,346	3.6%	3.6%	3.8%
Fowlerton Civil Town	22,319	23,141	23,619	24,982	3.7%	2.1%	5.8%
Jonesboro Civil City	247,237	256,272	264,852	274,451	3.7%	3.3%	3.6%
Matthews Civil Town	89,319	92,498	95,869	99,343	3.6%	3.6%	3.6%
Swayzee Civil Town	121,029	125,508	131,136	135,879	3.7%	4.5%	3.6%
Sweetser Civil Town	81,421	84,146	85,385	90,792	3.3%	1.5%	6.3%
Upland Civil Town	300,279	316,106	327,986	340,231	5.3%	3.8%	3.7%
Van Buren Civil Town	177,692	185,976	205,444	233,224	4.7%	10.5%	13.5%
Converse Civil Town	46,141	46,482	45,397	51,098	0.7%	-2.3%	12.6%
Eastbrook Community School Corp	4,607,123	4,453,696	2,569,951	3,126,581	-3.3%	-42.3%	21.7%
Madison-Grant United School Corp	3,163,824	3,364,500	1,686,834	1,883,531	6.3%	-49.9%	11.7%
Mississinewa Community School Corp	4,315,497	4,429,794	2,537,474	3,082,617	2.6%	-42.7%	21.5%
Marion Community School Corp	20,228,969	20,233,196	8,966,633	8,771,556	0.0%	-55.7%	-2.2%
Oak Hill United School Corp	5,023,648	4,384,150	2,967,168	2,939,057	-12.7%	-32.3%	-0.9%
Fairmount Public Library	52,526	54,414	56,444	58,633	3.6%	3.7%	3.9%
Gas City-Mill Township Public Library	398,164	429,814	425,669	456,966	7.9%	-1.0%	7.4%
Jonesboro Public Library	35,909	37,265	38,759	40,224	3.8%	4.0%	3.8%
Marion Public Library	1,756,908	1,865,915	1,910,753	1,971,543	6.2%	2.4%	3.2%
Matthews Public Library	6,269	6,497	6,753	5,261	3.6%	3.9%	-22.1%
Swayzee Public Library	43,046	44,603	46,348	48,051	3.6%	3.9%	3.7%
Barton-Rees-Pogue Memorial Library	32,177	33,705	35,088	36,413	4.7%	4.1%	3.8%
Van Buren Public Library	71,185	74,493	77,487	77,665	4.6%	4.0%	0.2%
Converse Public Library	3,796	3,836	3,749	3,833	1.1%	-2.3%	2.2%
East Central Indiana Solid Waste Mgt Dist	130,127	134,288	138,787	143,023	3.2%	3.4%	3.1%
Gas City Redevelopment Comm	75,780	74,298	0	0	-2.0%	-100.0%	
Van Buren Town Redevelopment Comm	34,357	34,717	0	0	1.0%	-100.0%	
Converse Redevelopment Comm	1,515	0	0	0	-100.0%		
Marion City Redevelopment Comm	20,561	20,157	0	0	-2.0%	-100.0%	

Grant County Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates						Net Tax Rate, Homesteads
				State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
27001	Center Township	1.5932	1.7000%	4.3724%	--	--	--	--	41.9772%	0.8277
27002	Marion City-Center Township	3.2278	1.7000%	4.3724%	--	--	--	--	41.9772%	1.6769
27004	Fairmont Town	2.7278	1.7000%	4.3724%	--	--	--	--	41.9772%	1.4171
27006	Franklin Township-Marion School	1.4689	1.7000%	4.3724%	--	--	--	--	41.9772%	0.7631
27007	Franklin Township-Oak Hill School	2.0350	1.7000%	4.3724%	--	--	--	--	41.9772%	1.0572
27008	Marion City-Franklin Township	3.2165	1.7000%	4.3724%	--	--	--	--	41.9772%	1.6710
27009	Sweetser Town-Franklin Township	2.3188	1.7000%	4.3724%	--	--	--	--	41.9772%	1.2046
27010	Green Township	1.6108	1.7000%	4.3724%	--	--	--	--	41.9772%	0.8368
27011	Jefferson Township	1.6968	1.7000%	4.3724%	--	--	--	--	41.9772%	0.8815
27012	Matthews Town	2.5819	1.7000%	4.3724%	--	--	--	--	41.9772%	1.3413
27013	Upland Town	2.2535	1.7000%	4.3724%	--	--	--	--	41.9772%	1.1707
27015	Liberty Township	1.5606	1.7000%	4.3724%	--	--	--	--	41.9772%	0.8107
27016	Mill Township	2.3920	1.7000%	4.3724%	--	--	--	--	41.9772%	1.2427
27017	Marion City-Mill Township	3.8397	1.7000%	4.3724%	--	--	--	--	41.9772%	1.9947
27018	Gas City-Mill Township	3.1525	1.7000%	4.3724%	--	--	--	--	41.9772%	1.6377
27019	Jonesboro Town	3.3650	1.7000%	4.3724%	--	--	--	--	41.9772%	1.7481
27020	Monroe Township	1.6361	1.7000%	4.3724%	--	--	--	--	41.9772%	0.8500
27021	Pleasant Township-Marion School	1.4446	1.7000%	4.3724%	--	--	--	--	41.9772%	0.7505
27022	Pleasant Township-Oak Hill School	2.0107	1.7000%	4.3724%	--	--	--	--	41.9772%	1.0446
27023	Marion City-Pleasant Township	3.2023	1.7000%	4.3724%	--	--	--	--	41.9772%	1.6636
27024	Sweetser Town-Pleasant Township	2.3046	1.7000%	4.3724%	--	--	--	--	41.9772%	1.1972
27025	Richland Township	2.0570	1.7000%	4.3724%	--	--	--	--	41.9772%	1.0686
27026	Converse Town	3.7844	1.7000%	4.3724%	--	--	--	--	41.9772%	1.9660
27027	Sims Township	2.1470	1.7000%	4.3724%	--	--	--	--	41.9772%	1.1154
27028	Swayzee Town	2.8087	1.7000%	4.3724%	--	--	--	--	41.9772%	1.4591
27029	Van Buren Township	1.7789	1.7000%	4.3724%	--	--	--	--	41.9772%	0.9241
27030	Van Buren Town	2.5315	1.7000%	4.3724%	--	--	--	--	41.9772%	1.3151
27031	Washington Township-Eastbrook	1.6871	1.7000%	4.3724%	--	--	--	--	41.9772%	0.8765
27032	Washington Township-Marion Sch	1.5020	1.7000%	4.3724%	--	--	--	--	41.9772%	0.7803
27033	Marion City-Washington Township	3.2174	1.7000%	4.3724%	--	--	--	--	41.9772%	1.6715
27034	Fairmont Township	1.6573	1.7000%	4.3724%	--	--	--	--	41.9772%	0.8610
27035	Fowlerton Town	2.5169	1.7000%	4.3724%	--	--	--	--	41.9772%	1.3075
27036	Gas City-Jefferson Township	2.7084	1.7000%	4.3724%	--	--	--	--	41.9772%	1.4070
27037	Gas City-Monroe Township	2.7053	1.7000%	4.3724%	--	--	--	--	41.9772%	1.4054
27038	Gas City-Center Township	2.5406	1.7000%	4.3724%	--	--	--	--	41.9772%	1.3199
27040	Marion City-Monroe Township	3.3925	1.7000%	4.3724%	--	--	--	--	41.9772%	1.7624

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 *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.

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.

Grant County 2010 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>	1,008	384,683	773,590	18,420		1,177,700	53,717,950	2.2%
<i>TIF Total</i>	0	28,343	175,169	0		203,512	5,909,179	3.4%
<i>County Total</i>	1,008	413,026	948,759	18,420		1,381,212	59,627,129	2.3%
Grant County	224	76,984	147,480	4,041		228,729	12,756,029	1.8%
Center Township	0	850	3,826	103		4,779	290,180	1.6%
Fairmount Township	0	6	0	16		23	49,980	0.0%
Franklin Township	1	681	1,751	21		2,454	120,250	2.0%
Green Township	0	0	0	0		0	39,816	0.0%
Jefferson Township	0	69	0	6		75	71,918	0.1%
Liberty Township	0	0	0	0		0	27,377	0.0%
Mill Township	16	3,518	1,314	110		4,957	194,255	2.6%
Monroe Township	0	8	79	2		89	22,059	0.4%
Pleasant Township	3	253	398	19		674	49,102	1.4%
Richland Township	0	137	63	1		201	25,745	0.8%
Sims Township	1	708	0	10		719	42,176	1.7%
Van Buren Township	0	0	0	6		6	42,372	0.0%
Washington Township	0	3	180	10		194	81,852	0.2%
Marion Civil City	283	131,296	337,218	4,394		473,191	14,251,620	3.3%
Gas City Civil City	0	11,432	12,629	597		24,658	1,161,919	2.1%
Fairmount Civil Town	0	410	0	614		1,024	596,346	0.2%
Fowlerton Civil Town	0	6	0	41		47	24,982	0.2%
Jonesboro Civil City	0	211	8,049	428		8,688	274,451	3.2%
Matthews Civil Town	0	85	0	25		110	99,343	0.1%
Swayzee Civil Town	10	76	0	84		169	135,879	0.1%
Sweetser Civil Town	10	76	0	77		164	90,792	0.2%
Upland Civil Town	0	1,895	0	156		2,050	340,231	0.6%
Van Buren Civil Town	0	7	0	46		54	233,224	0.0%
Converse Civil Town	0	544	2,386	3		2,932	51,098	5.7%
Eastbrook Community School Corp	0	3,841	4,609	497		8,947	3,126,581	0.3%
Madison-Grant United School Corp	0	329	0	591		920	1,883,531	0.0%
Mississinewa Community School Corp	139	54,084	30,878	1,902		87,002	3,082,617	2.8%
Marion Community School Corp	144	56,088	167,719	2,635		226,586	8,771,556	2.6%
Oak Hill United School Corp	112	15,125	1,984	961		18,182	2,939,057	0.6%
Fairmount Public Library	0	21	0	37		58	58,633	0.1%
Gas City-Mill Township Public Library	23	5,888	3,364	228		9,503	456,966	2.1%
Jonesboro Public Library	0	31	1,180	63		1,273	40,224	3.2%
Marion Public Library	39	18,163	46,650	608		65,460	1,971,543	3.3%
Matthews Public Library	0	5	0	1		6	5,261	0.1%
Swayzee Public Library	1	747	0	13		761	48,051	1.6%
Barton-Rees-Pogue Memorial Library	0	203	0	17		219	36,413	0.6%
Van Buren Public Library	0	1	0	12		13	77,665	0.0%
Converse Public Library	0	41	179	0		220	3,833	5.7%
East Central Indiana Solid Waste Mgt Dist	3	863	1,654	45		2,565	143,023	1.8%
Gas City Redevelopment Comm	0	0	0	0		0	0	
Van Buren Town Redevelopment Comm	0	0	0	0		0	0	
Converse Redevelopment Comm	0	0	0	0		0	0	
Marion City Redevelopment Comm	0	0	0	0		0	0	
TIF - Center Twp	0	0	0	0		0	0	
TIF - Marion/Center	0	25,649	26,013	0		51,662	1,099,509	4.7%
TIF - Marion/Franklin	0	488	114,718	0		115,206	2,236,439	5.2%
TIF - Gas City Corp	0	1,836	2,459	0		4,295	1,115,185	0.4%
TIF - Marion/Pleasant	0	0	10,492	0		10,492	292,272	3.6%
TIF - Van Buren Corp	0	0	0	0		0	432,063	0.0%
TIF - Marion/Washington	0	0	567	0		567	10,639	5.3%
TIF - Gas City/Jeffers	0	198	0	0		198	122,347	0.2%
TIF - Gas City/Monroe	0	36	0	0		36	380,617	0.0%
TIF - Marion/Monroe	0	137	20,920	0		21,057	220,108	9.6%

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.