

2013 Grant County Property Tax Report with Comparison to 2012

Legislative Services Agency

September 2013



This report describes property tax changes in Grant County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Grant County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	-0.9%	\$54,292,938	\$1,992,858,224	6.9%
Change		6.0%	-3.1%	
2012	-5.9%	\$51,218,532	\$2,055,677,954	2.6%

Comparable Homestead Property Tax Changes in Grant County

The total tax bill for all taxpayers in Grant County decreased by 0.9% in 2013. The main reason was an increase in the county's already high local income tax-funded property tax credits. This offset a 6.0% increase in the levy. In this reassessment year, certified net assessed value decreased by 3.1%. With a large levy increase and a small assessment rise, tax rates increased, and this caused a large increase in tax cap credits as a percent of the levy to 6.9% in 2013 from 2.6% in 2012.

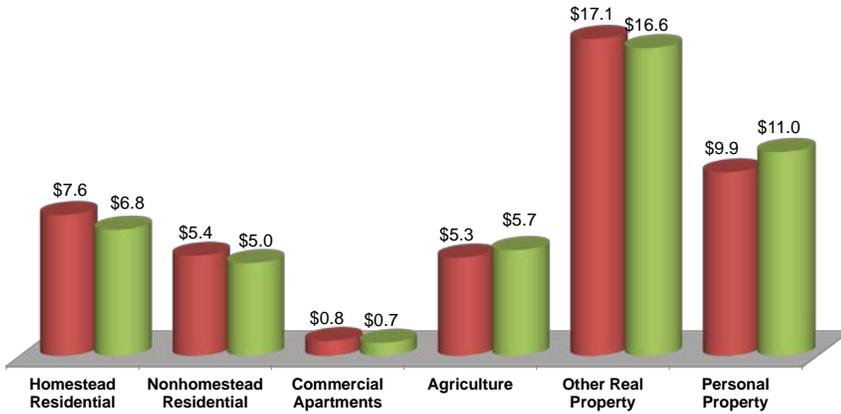
Grant County homeowners experienced a large 10.3% decrease in property tax bills in 2013. This was due to a large increase in local property tax credits which more than offset a large increase in property tax rates. Homesteads also experienced a small decline in net assessed value. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	4,223	23.7%
No Change	1,445	8.1%
Lower Tax Bill	12,186	68.3%
Average Change in Tax Bill	-10.3%	
Detailed Change in Tax Bill		
20% or More	1,455	8.1%
10% to 19%	759	4.3%
1% to 9%	2,009	11.3%
-1% to 1%	1,445	8.1%
-1% to -9%	3,564	20.0%
-10% to -19%	4,023	22.5%
-20% or More	4,599	25.8%
Total	17,854	100.0%

Note: Percentages may not total due to rounding.

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

■ 2012 - Total \$46.1 ■ 2013 - Total \$45.8



In Grant County most net property taxes were paid by business (other real and personal) property owners in 2013. Total net property taxes decreased 0.9%, compared to an average 2.1% increase statewide. Personal property saw the biggest increase, while commercial apartment net taxes decreased by the largest percentage.

Property tax rates increased in 28 of 38 Grant County tax districts in 2013. The average tax rate rose by 9.3% because of a large levy increase and a decrease in net assessed value. Statewide, the average tax rate increased by 4.2%.

Grant County increased by 6.0%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Grant County are included in a later table.

The total levies of all government units in

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$1,613,439,577	\$1,599,256,858	-0.9%	\$536,881,690	\$530,445,839	-1.2%
Other Residential	373,326,599	367,912,005	-1.5%	360,829,256	357,510,657	-0.9%
Ag Business/Land	346,711,352	382,343,600	10.3%	342,127,931	377,697,773	10.4%
Business Real/Personal	1,644,663,957	1,565,640,942	-4.8%	987,873,215	966,742,558	-2.1%
Total	\$3,978,141,485	\$3,915,153,405	-1.6%	\$2,227,712,092	\$2,232,396,827	0.2%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Grant County's total billed net assessed value was nearly unchanged, increasing slightly by 0.2% in 2013. Increases in agricultural assessments were almost offset by decreases in other categories of assessed value. Net assessed value for all of Indiana also was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$9,121	\$866	-\$8,255	-90.5%
2%	434,270	663,543	229,272	52.8%
3%	1,034,220	3,576,380	2,542,159	245.8%
Elderly	40,788	34,851	-5,937	-14.6%
Total	\$1,518,400	\$4,275,640	\$2,757,240	181.6%
% of Levy	2.6%	6.9%		

Total tax cap credits in Grant County were \$4.3 million, which was 6.9% of the levy. This was less than the state average of 10.9%, but more than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Grant County's average tax rate was higher than the statewide

average rate, but its large tax credits, funded by local income taxes, reduced tax bills and tax cap credits. Most of the tax cap credits in Grant County were in the 3% business real and personal property category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Grant County increased by \$2.8 million between 2012 and 2013. Credits as a share of the total levy rose from 2.6% in 2012 to 6.9% in 2013.

Grant County Levy Comparison by Taxing Unit

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
<i>County Total</i>	53,256,451	53,717,950	53,817,619	51,218,532	54,292,938	0.9%	0.2%	-4.8%	6.0%
Grant County	13,182,713	12,756,029	13,449,531	12,549,913	12,108,607	-3.2%	5.4%	-6.7%	-3.5%
Center Township	366,634	290,180	294,932	302,583	302,117	-20.9%	1.6%	2.6%	-0.2%
Fairmount Township	48,115	49,980	51,196	69,507	69,929	3.9%	2.4%	35.8%	0.6%
Franklin Township	115,826	120,250	119,694	126,993	70,546	3.8%	-0.5%	6.1%	-44.4%
Green Township	38,360	39,816	39,374	39,387	39,539	3.8%	-1.1%	0.0%	0.4%
Jefferson Township	69,499	71,918	73,280	75,056	77,455	3.5%	1.9%	2.4%	3.2%
Liberty Township	26,287	27,377	28,059	28,915	29,762	4.1%	2.5%	3.1%	2.9%
Mill Township	188,700	194,255	264,516	218,608	263,726	2.9%	36.2%	-17.4%	20.6%
Monroe Township	21,315	22,059	22,615	23,333	24,046	3.5%	2.5%	3.2%	3.1%
Pleasant Township	47,382	49,102	50,858	52,878	54,297	3.6%	3.6%	4.0%	2.7%
Richland Township	24,821	25,745	26,384	27,235	27,188	3.7%	2.5%	3.2%	-0.2%
Sims Township	40,648	42,176	43,087	44,526	45,863	3.8%	2.2%	3.3%	3.0%
Van Buren Township	41,838	42,372	42,125	44,803	46,268	1.3%	-0.6%	6.4%	3.3%
Washington Township	78,935	81,852	83,898	86,668	86,384	3.7%	2.5%	3.3%	-0.3%
Marion Civil City	14,619,096	14,251,620	13,985,633	14,466,265	16,053,669	-2.5%	-1.9%	3.4%	11.0%
Gas City Civil City	1,124,018	1,161,919	1,135,692	1,111,049	1,137,316	3.4%	-2.3%	-2.2%	2.4%
Fairmount Civil Town	574,679	596,346	611,884	630,875	652,575	3.8%	2.6%	3.1%	3.4%
Fowlerton Civil Town	23,619	24,982	25,635	26,453	27,192	5.8%	2.6%	3.2%	2.8%
Jonesboro Civil City	264,852	274,451	275,799	284,929	270,389	3.6%	0.5%	3.3%	-5.1%
Matthews Civil Town	95,869	99,343	99,282	99,529	102,819	3.6%	-0.1%	0.2%	3.3%
Swayzee Civil Town	131,136	135,879	139,426	142,795	147,996	3.6%	2.6%	2.4%	3.6%
Sweetser Civil Town	85,385	90,792	106,033	109,052	111,643	6.3%	16.8%	2.8%	2.4%
Upland Civil Town	327,986	340,231	349,162	332,247	357,557	3.7%	2.6%	-4.8%	7.6%
Van Buren Civil Town	205,444	233,224	199,659	246,604	230,156	13.5%	-14.4%	23.5%	-6.7%
Converse Civil Town	45,397	51,098	52,995	50,401	59,271	12.6%	3.7%	-4.9%	17.6%
Eastbrook Community School Corp	2,569,951	3,126,581	2,975,126	2,197,825	2,725,748	21.7%	-4.8%	-26.1%	24.0%
Madison-Grant United School Corp	1,686,834	1,883,531	1,866,174	1,810,121	1,835,672	11.7%	-0.9%	-3.0%	1.4%
Mississinewa Community School Corp	2,537,474	3,082,617	3,026,298	2,760,845	3,075,897	21.5%	-1.8%	-8.8%	11.4%
Marion Community School Corp	8,966,633	8,771,556	9,276,994	8,053,940	9,171,486	-2.2%	5.8%	-13.2%	13.9%
Oak Hill United School Corp	2,967,168	2,939,057	2,955,087	3,111,566	2,913,579	-0.9%	0.5%	5.3%	-6.4%
Fairmount Public Library	56,444	58,633	60,010	59,903	63,829	3.9%	2.3%	-0.2%	6.6%
Gas City-Mill Township Public Library	425,669	456,966	460,430	351,013	384,483	7.4%	0.8%	-23.8%	9.5%
Jonesboro Public Library	38,759	40,224	41,269	42,597	43,785	3.8%	2.6%	3.2%	2.8%
Marion Public Library	1,910,753	1,971,543	1,286,926	1,292,272	1,332,615	3.2%	-34.7%	0.4%	3.1%
Matthews Public Library	6,753	5,261	6,286	6,497	6,678	-22.1%	19.5%	3.4%	2.8%
Swayzee Public Library	46,348	48,051	49,222	50,795	52,309	3.7%	2.4%	3.2%	3.0%
Barton-Rees-Pogue Memorial Library	35,088	36,413	37,301	37,350	33,736	3.8%	2.4%	0.1%	-9.7%
Van Buren Public Library	77,487	77,665	80,993	85,122	87,517	0.2%	4.3%	5.1%	2.8%
Converse Public Library	3,749	3,833	3,696	3,628	3,887	2.2%	-3.6%	-1.8%	7.1%
East Central Indiana Solid Waste	138,787	143,023	121,058	164,454	165,407	3.1%	-15.4%	35.8%	0.6%
Gas City Redevelopment Comission	0	0	0	0	0				
Van Buren Town Redevelopment Commission	0	0	0	0	0				
Converse Redevelopment Commission	0	0	0	0	0				
Marion City Redevelopment Commission	0	0	0	0	0				

Grant County 2013 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
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
27001	Center Township	1.7580	2.0249%	--	--	--	--	52.1491%	0.8056
27002	Marion City-Center Township	3.8086	2.0249%	--	--	--	--	52.1491%	1.7453
27004	Fairmont Town	2.8714	2.0249%	--	--	--	--	52.1491%	1.3158
27006	Franklin Township-Marion School	1.5903	2.0249%	--	--	--	--	52.1491%	0.7288
27007	Franklin Township-Oak Hill School	1.8876	2.0249%	--	--	--	--	52.1491%	0.8650
27008	Marion City-Franklin Township	3.7794	2.0249%	--	--	--	--	52.1491%	1.7319
27009	Sweetser Town-Franklin Township	2.2345	2.0249%	--	--	--	--	52.1491%	1.0240
27010	Green Township	1.4894	2.0249%	--	--	--	--	52.1491%	0.6825
27011	Jefferson Township	1.5089	2.0249%	--	--	--	--	52.1491%	0.6915
27012	Matthews Town	2.5756	2.0249%	--	--	--	--	52.1491%	1.1803
27013	Upland Town	2.1239	2.0249%	--	--	--	--	52.1491%	0.9733
27015	Liberty Township	1.4472	2.0249%	--	--	--	--	52.1491%	0.6632
27016	Mill Township	2.5173	2.0249%	--	--	--	--	52.1491%	1.1536
27017	Marion City-Mill Township	4.3421	2.0249%	--	--	--	--	52.1491%	1.9898
27018	Gas City-Mill Township	3.2429	2.0249%	--	--	--	--	52.1491%	1.4861
27019	Jonesboro Town	3.6512	2.0249%	--	--	--	--	52.1491%	1.6732
27020	Monroe Township	1.4482	2.0249%	--	--	--	--	52.1491%	0.6637
27021	Pleasant Township-Marion School	1.5907	2.0249%	--	--	--	--	52.1491%	0.7290
27022	Pleasant Township-Oak Hill School	1.8880	2.0249%	--	--	--	--	52.1491%	0.8652
27023	Marion City-Pleasant Township	3.7771	2.0249%	--	--	--	--	52.1491%	1.7309
27024	Sweetser Town-Pleasant Township	2.2322	2.0249%	--	--	--	--	52.1491%	1.0229
27025	Richland Township	1.9219	2.0249%	--	--	--	--	52.1491%	0.8807
27026	Converse Town	3.9987	2.0249%	--	--	--	--	52.1491%	1.8324
27027	Sims Township	2.0185	2.0249%	--	--	--	--	52.1491%	0.9250
27028	Swayzee Town	2.8165	2.0249%	--	--	--	--	52.1491%	1.2907
27029	Van Buren Township	1.5925	2.0249%	--	--	--	--	52.1491%	0.7298
27030	Van Buren Town	2.4637	2.0249%	--	--	--	--	52.1491%	1.1290
27031	Washington Township-Eastbrook	1.5016	2.0249%	--	--	--	--	52.1491%	0.6881
27032	Washington Township-Marion School	1.6450	2.0249%	--	--	--	--	52.1491%	0.7538
27033	Marion City-Washington Township	3.7908	2.0249%	--	--	--	--	52.1491%	1.7372
27034	Fairmont Township	1.5695	2.0249%	--	--	--	--	52.1491%	0.7192
27035	Fowlerton Town	2.4899	2.0249%	--	--	--	--	52.1491%	1.1410
27036	Gas City-Jefferson Township	2.5418	2.0249%	--	--	--	--	52.1491%	1.1648
27037	Gas City-Monroe Township	2.5370	2.0249%	--	--	--	--	52.1491%	1.1626
27038	Gas City-Center Township	2.7094	2.0249%	--	--	--	--	52.1491%	1.2416
27040	Marion City-Monroe Township	3.6362	2.0249%	--	--	--	--	52.1491%	1.6663
27041	Sweetser Richland	0.0000	2.0249%	--	--	--	--	52.1491%	0.0000
27042	Marion Franklin Oak Hill	4.0925	2.0249%	--	--	--	--	52.1491%	1.8754

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 *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 2013 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>	866	516,520	2,816,716	34,847		3,368,949	54,292,938	6.2%
<i>TIF Total</i>	0	147,023	759,663	4		906,691	8,114,389	11.2%
<i>County Total</i>	866	663,543	3,576,380	34,851		4,275,640	62,407,327	6.9%
Grant County	139	88,356	453,434	6,956		548,885	12,108,607	4.5%
Center Township	1	1,450	14,882	178		16,511	302,117	5.5%
Fairmount Township	0	10	0	44		54	69,929	0.1%
Franklin Township	0	536	3,973	23		4,532	70,546	6.4%
Green Township	0	0	0	1		1	39,539	0.0%
Jefferson Township	0	25	0	13		38	77,455	0.0%
Liberty Township	0	0	0	0		0	29,762	0.0%
Mill Township	0	6,879	2,165	334		9,378	263,726	3.6%
Monroe Township	0	5	127	2		134	24,046	0.6%
Pleasant Township	3	413	1,459	29		1,903	54,297	3.5%
Richland Township	0	4	56	13		72	27,188	0.3%
Sims Township	0	12	0	15		27	45,863	0.1%
Van Buren Township	0	0	0	15		15	46,268	0.0%
Washington Township	0	5	746	21		772	86,384	0.9%
Marion Civil City	466	213,945	1,452,375	8,791		1,675,577	16,053,669	10.4%
Gas City Civil City	0	12,497	19,820	1,626		33,943	1,137,316	3.0%
Fairmount Civil Town	0	764	0	1,150		1,914	652,575	0.3%
Fowlerton Civil Town	0	9	0	87		97	27,192	0.4%
Jonesboro Civil City	0	374	12,486	767		13,628	270,389	5.0%
Matthews Civil Town	0	125	0	257		382	102,819	0.4%
Swayzee Civil Town	0	158	0	29		187	147,996	0.1%
Sweetser Civil Town	0	1,501	0	116		1,617	111,643	1.4%
Upland Civil Town	0	637	0	204		840	357,557	0.2%
Van Buren Civil Town	0	8	0	45		53	230,156	0.0%
Converse Civil Town	0	185	2,829	228		3,242	59,271	5.5%
Eastbrook Community School Corp	0	1,184	6,165	767		8,115	2,725,748	0.3%
Madison-Grant United School Corp	0	443	0	948		1,391	1,835,672	0.1%
Mississinewa Community School Corp	0	70,017	46,707	4,482		121,206	3,075,897	3.9%
Marion Community School Corp	216	85,562	664,389	5,078		755,245	9,171,486	8.2%
Oak Hill United School Corp	0	5,488	1,776	1,017		8,281	2,913,579	0.3%
Fairmount Public Library	0	33	0	70		103	63,829	0.2%
Gas City-Mill Township Public Library	0	6,770	4,366	498		11,634	384,483	3.0%
Jonesboro Public Library	0	61	2,022	124		2,207	43,785	5.0%
Marion Public Library	39	17,760	120,562	730		139,090	1,332,615	10.4%
Matthews Public Library	0	8	0	17		25	6,678	0.4%
Swayzee Public Library	0	16	0	17		33	52,309	0.1%
Barton-Rees-Pogue Memorial Library	0	60	0	19		79	33,736	0.2%
Van Buren Public Library	0	1	0	26		27	87,517	0.0%
Converse Public Library	0	12	186	15		213	3,887	5.5%
East Central Indiana Solid Waste	2	1,207	6,194	95		7,498	165,407	4.5%
Gas City Redevelopment Commission	0	0	0	0		0	0	
Van Buren Town Redevelopment Commis	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	
TIF - Expansion	0	0	1,180	0		1,180	6,142	19.2%
TIF - Emily Flinn	0	131,659	2,128	0		133,787	300,680	44.5%
TIF - Marion Center - Dunhams	0	0	37,710	0		37,710	196,347	19.2%
TIF - Marion Center	0	62	0	0		62	12,408	0.5%
TIF - Marion Dol Gen	0	0	14,967	0		14,967	1,233,646	1.2%
TIF - Marion II - 3	0	9,176	76,439	4		85,620	466,451	18.4%
TIF - Marion IV - 2	0	568	3,407	0		3,975	21,750	18.3%
TIF - South Marion	0	0	25,397	0		25,397	132,234	19.2%
TIF - General Motors	0	0	0	0		0	557,721	0.0%
TIF - Kings Group	0	0	9,615	0		9,615	51,702	18.6%
TIF - Marion II - 2	0	468	59,253	0		59,721	421,561	14.2%
TIF - University Marketplace	0	1,791	115,571	0		117,362	625,411	18.8%
TIF - Gas City - Walmart	0	2,496	705	0		3,201	1,041,902	0.3%
TIF - Gas City Corp	0	0	5,463	0		5,463	377,093	1.4%

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>	866	516,520	2,816,716	34,847		3,368,949	54,292,938	6.2%
<i>TIF Total</i>	0	147,023	759,663	4		906,691	8,114,389	11.2%
<i>County Total</i>	866	663,543	3,576,380	34,851		4,275,640	62,407,327	6.9%
TIF - Five Points Mall	0	0	41,783	0		41,783	225,255	18.5%
TIF - Marion II - 4	0	0	38,080	0		38,080	217,367	17.5%
TIF - Van Buren Corp	0	0	0	0		0	315,358	0.0%
TIF - Marion III	0	0	2,662	0		2,662	14,131	18.8%
TIF - Gas City Jefferson	0	206	0	0		206	101,404	0.2%
TIF - Gas City Monroe	0	123	0	0		123	354,445	0.0%
TIF - Mar / Mon I 69 & 18	0	0	20,458	0		20,458	135,158	15.1%
TIF - Marion IV- 1	0	474	27,818	0		28,292	183,300	15.4%
TIF - Vela Gear	0	0	0	0		0	0	
TIF - Marion 18 West	0	0	277,028	0		277,028	1,122,923	24.7%

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.