

2010 Property Tax Report Greene County

with comparisons between 2007 and 2010



Legislative Services Agency

July 2010

This report describes property tax changes in Greene 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 Greene 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 Greene County

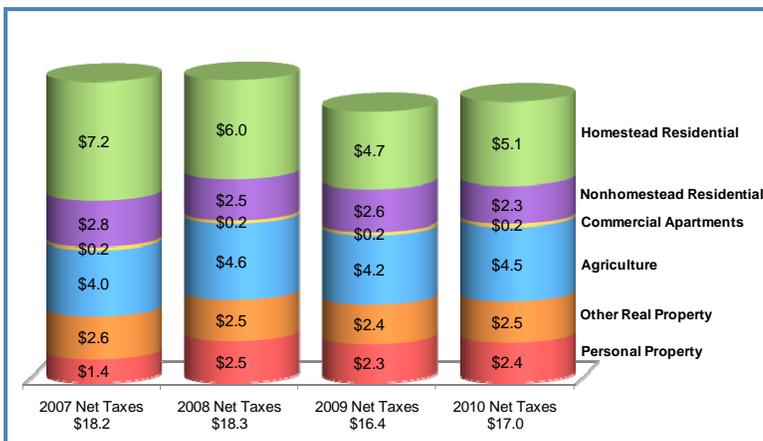
| | 2009 to 2010 | | 2007 to 2010 | | |
|------------------------------------|----------------------|------------------|----------------------|------------------|---|
| | Number of Homesteads | % Share of Total | Number of Homesteads | % Share of Total | |
| Summary Change in Tax Bill | | | | | |
| Higher Tax Bill | 5,907 | 74.2% | 724 | 9.1% | 90.7% of homeowners saw lower tax bills in 2010 than in 2007. |
| No Change | 446 | 5.6% | 14 | 0.2% | |
| Lower Tax Bill | 1,608 | 20.2% | 7,223 | 90.7% | |
| Average Change in Tax Bill | 6.5% | | -33.9% | | |
| Detailed Change in Tax Bill | | | | | |
| 20% or More | 1,773 | 22.3% | 300 | 3.8% | 74.2% of homeowners saw tax increases of 1% or more from 2009 to 2010. |
| 10% to 19% | 1,965 | 24.7% | 154 | 1.9% | |
| 1% to 9% | 2,169 | 27.2% | 270 | 3.4% | |
| 0% | 446 | 5.6% | 14 | 0.2% | |
| -1% to -9% | 677 | 8.5% | 403 | 5.1% | The largest percentage of homeowners have seen between a 30% and 59% decrease in their tax bills from 2007 to 2010. |
| -10% to -19% | 379 | 4.8% | 585 | 7.3% | |
| -20% to -29% | 189 | 2.4% | 850 | 10.7% | |
| -30% to -39% | 100 | 1.3% | 1,435 | 18.0% | |
| -40% to -49% | 55 | 0.7% | 1,460 | 18.3% | |
| -50% to -59% | 32 | 0.4% | 1,038 | 13.0% | |
| -60% to -69% | 26 | 0.3% | 461 | 5.8% | |
| -70% to -79% | 19 | 0.2% | 213 | 2.7% | |
| -80% to -89% | 15 | 0.2% | 162 | 2.0% | |
| -90% to -99% | 17 | 0.2% | 142 | 1.8% | |
| -100% | 99 | 1.2% | 474 | 6.0% | |
| Total | 7,961 | 100.0% | 7,961 | 100.0% | |

Note: Percentages may not total due to rounding.

Greene County Overview

The larger-than-average increase in homeowner tax bills was mainly the result of larger-than-average tax levy increases. Property tax levies increased 11.4% in Greene County in 2010, much more than the state average increase of 2.4%. Most of the levy increases occurred in the county general fund, the White River Valley School Corporation transportation and debt service funds, and the Linton-Stockton School Corporation debt service fund. Many taxing units had balances in their levy excess funds that were used to temporarily reduce levies in 2009. While the 2010 levy increases seem large, they mostly restore these levies to normal levels. Greene County homeowners benefitted from the one percent property tax cap at about the same rate as homeowners in the average county. Greene County does not provide local homestead credits.

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



Net tax bills for all taxpayers increased 4.8% in Greene County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 52.9% increase in tax bills. This large increase was due mainly to new investment and a significant increase in assessed value in 2 of 37 existing parcels. The other 35 parcels saw a 3.7% decrease in tax bills, due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 13.1% decrease in tax bills. Other real and personal property, mostly commercial and

industrial land, buildings, and equipment, saw a 6.5% and 4.1% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Greene County property tax levies. Commercial and industrial property did not benefit very much from the tightened tax caps because Greene County's tax rates were mostly not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw an 8.4% increase in tax payments in 2010 because of the Greene County tax levy increases and 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 Greene County in 2010 amounted to 7.7% of the total property tax levy. The statewide average was 6.3%. The larger percentage loss in the county was partly due to slightly higher-than-average tax rates in Greene County. Half of the district tax rates exceed \$2, so most properties in those districts that are subject to the 2% cap received circuit breaker credits. Few commercial or industrial properties in the 3% tax cap category qualified for credits because the tax rate significantly exceeded \$3 in only one taxing district and barely exceeded \$3 in three other districts. Neither Greene 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
Greene County Total \$1,464,857**

| 1% | 2% | 3% | Elderly |
|-----------|-------------|-----------|----------|
| \$250,614 | \$1,044,472 | \$146,221 | \$23,550 |
| 17.1% | 71.3% | 10.0% | 1.6% |

Greene County and the Eastern Consolidated School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, Jasonville City and the Jasonville Public Library lost the most, at 25.9% each. Losses were greatest for units that overlapped the municipalities of Jasonville and Linton because these tax districts had the highest tax rates.

The Effects of Recession

In Greene County the recession has affected the economy, though less than in most Indiana counties. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.9% in December 2007 to 7.9% in July 2009. Despite job losses, local income tax revenue increased by 0.9%.

Greene County Gross Assessed Value by Property Type

| Property Type | Gross AV 2009 | Gross AV 2010 | Gross AV Change |
|------------------------|------------------------|------------------------|-----------------|
| Homesteads | 756,799,600 | 766,899,200 | 1.3% |
| Other Residential | 88,525,700 | 95,207,200 | 7.5% |
| Ag Business/Land | 224,244,900 | 232,581,700 | 3.7% |
| Business Real/Personal | 270,143,830 | 266,540,932 | -1.3% |
| Total | \$1,339,714,030 | \$1,361,229,032 | 1.6% |

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 Greene County, the gross assessed value of business real and personal property fell 1.3% in 2010. Other assessment categories increased, and total gross assessed value in Greene County rose 1.6%. 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.

Greene County Levy Comparison by Taxing Unit

| Taxing Unit | 2007 | 2008 | 2009 | 2010 | % Change | | |
|---|------------|------------|------------|------------|-----------|-----------|-----------|
| | | | | | 2007-2008 | 2008-2009 | 2009-2010 |
| <i>County Total</i> | 23,799,260 | 25,894,332 | 16,563,706 | 18,448,702 | 8.8% | -36.0% | 11.4% |
| State Unit | 19,929 | 21,538 | 0 | 0 | 8.1% | -100.0% | |
| Greene County | 5,961,948 | 5,779,488 | 4,495,581 | 4,915,785 | -3.1% | -22.2% | 9.3% |
| Beech Creek Township | 49,404 | 52,295 | 74,667 | 78,612 | 5.9% | 42.8% | 5.3% |
| Cass Township | 19,942 | 20,271 | 21,111 | 22,471 | 1.6% | 4.1% | 6.4% |
| Center Township | 87,581 | 96,442 | 75,901 | 103,385 | 10.1% | -21.3% | 36.2% |
| Fairplay Township | 23,496 | 25,928 | 26,953 | 31,361 | 10.4% | 4.0% | 16.4% |
| Grant Township | 20,600 | 21,275 | 20,901 | 23,043 | 3.3% | -1.8% | 10.2% |
| Highland Township | 20,112 | 21,542 | 21,636 | 22,237 | 7.1% | 0.4% | 2.8% |
| Jackson Township | 49,537 | 42,458 | 36,815 | 36,869 | -14.3% | -13.3% | 0.1% |
| Jefferson Township | 57,918 | 58,102 | 56,936 | 39,597 | 0.3% | -2.0% | -30.5% |
| Richland Township | 59,262 | 60,892 | 58,824 | 62,826 | 2.8% | -3.4% | 6.8% |
| Smith Township | 25,603 | 22,604 | 25,203 | 12,034 | -11.7% | 11.5% | -52.3% |
| Stafford Township | 8,813 | 10,044 | 10,448 | 11,152 | 14.0% | 4.0% | 6.7% |
| Stockton Township | 137,988 | 142,607 | 143,786 | 149,509 | 3.3% | 0.8% | 4.0% |
| Taylor Township | 48,396 | 23,161 | 19,680 | 24,136 | -52.1% | -15.0% | 22.6% |
| Washington Township | 28,570 | 27,790 | 29,231 | 30,899 | -2.7% | 5.2% | 5.7% |
| Wright Township | 92,803 | 170,850 | 96,357 | 106,332 | 84.1% | -43.6% | 10.4% |
| Linton Civil City | 948,203 | 990,974 | 942,785 | 989,493 | 4.5% | -4.9% | 5.0% |
| Jasonville Civil City | 264,885 | 303,290 | 292,722 | 325,683 | 14.5% | -3.5% | 11.3% |
| Bloomfield Civil Town | 263,572 | 267,661 | 262,564 | 286,802 | 1.6% | -1.9% | 9.2% |
| Lyons Civil Town | 80,338 | 83,655 | 83,546 | 90,299 | 4.1% | -0.1% | 8.1% |
| Newberry Civil Town | 17,179 | 17,018 | 18,318 | 19,502 | -0.9% | 7.6% | 6.5% |
| Switz City Civil Town | 15,406 | 15,826 | 14,921 | 16,366 | 2.7% | -5.7% | 9.7% |
| Worthington Civil Town | 139,770 | 148,308 | 148,686 | 160,645 | 6.1% | 0.3% | 8.0% |
| Bloomfield School Dist | 3,399,252 | 3,539,344 | 1,753,494 | 1,852,780 | 4.1% | -50.5% | 5.7% |
| Eastern Consolidated School Corp | 2,696,893 | 3,898,780 | 2,826,996 | 3,094,560 | 44.6% | -27.5% | 9.5% |
| Linton-Stockton School Corp | 3,656,200 | 3,769,544 | 1,907,481 | 2,167,489 | 3.1% | -49.4% | 13.6% |
| M.S.D. Shakamak School Corp | 1,063,321 | 1,280,001 | 606,129 | 691,249 | 20.4% | -52.6% | 14.0% |
| White River Valley Consol School Corp | 3,988,291 | 4,263,511 | 1,722,066 | 2,308,247 | 6.9% | -59.6% | 34.0% |
| Jasonville Public Library | 26,629 | 30,561 | 29,594 | 31,060 | 14.8% | -3.2% | 5.0% |
| Linton Public Library | 142,230 | 306,314 | 344,733 | 321,562 | 115.4% | 12.5% | -6.7% |
| Worthington Public Library | 65,133 | 66,567 | 66,341 | 75,963 | 2.2% | -0.3% | 14.5% |
| Bloomfield-Eastern Greene County Public Lib | 320,056 | 315,691 | 329,300 | 346,754 | -1.4% | 4.3% | 5.3% |
| Greene County Solid Waste | 0 | 0 | 0 | 0 | | | |
| Greene County Redevelopment Comm | 0 | 0 | 0 | 0 | | | |

Greene 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 | |
| 28001 | Beech Creek Township | 3.0218 | -- | 4.7114% | -- | -- | -- | -- | -- | 2.8794 |
| 28002 | Cass Township | 1.6541 | -- | 4.7114% | -- | -- | -- | -- | -- | 1.5762 |
| 28003 | Newberry Town | 2.7446 | -- | 4.7114% | -- | -- | -- | -- | -- | 2.6153 |
| 28004 | Center Township | 3.0011 | -- | 4.7114% | -- | -- | -- | -- | -- | 2.8597 |
| 28005 | Fairplay Township | 1.6052 | -- | 4.7114% | -- | -- | -- | -- | -- | 1.5296 |
| 28006 | Switz City-Fairplay Township | 1.9469 | -- | 4.7114% | -- | -- | -- | -- | -- | 1.8552 |
| 28007 | Grant Township | 1.5859 | -- | 4.7114% | -- | -- | -- | -- | -- | 1.5112 |
| 28008 | Switz City-Grant Township | 1.9442 | -- | 4.7114% | -- | -- | -- | -- | -- | 1.8526 |
| 28009 | Highland Township | 1.9978 | -- | 4.7114% | -- | -- | -- | -- | -- | 1.9037 |
| 28010 | Jackson Township | 2.9534 | -- | 4.7114% | -- | -- | -- | -- | -- | 2.8143 |
| 28011 | Jefferson Township | 1.7188 | -- | 4.7114% | -- | -- | -- | -- | -- | 1.6378 |
| 28012 | Worthington Town | 2.4748 | -- | 4.7114% | -- | -- | -- | -- | -- | 2.3582 |
| 28015 | Smith Township | 1.5634 | -- | 4.7114% | -- | -- | -- | -- | -- | 1.4897 |
| 28016 | Stafford Township | 1.5648 | -- | 4.7114% | -- | -- | -- | -- | -- | 1.4911 |
| 28017 | Stockton Township | 2.2082 | -- | 4.7114% | -- | -- | -- | -- | -- | 2.1042 |
| 28018 | Linton City | 3.1337 | -- | 4.7114% | -- | -- | -- | -- | -- | 2.9861 |
| 28019 | Taylor Township | 1.9808 | -- | 4.7114% | -- | -- | -- | -- | -- | 1.8875 |
| 28020 | Washington Township | 1.5897 | -- | 4.7114% | -- | -- | -- | -- | -- | 1.5148 |
| 28021 | Lyons Town | 2.6987 | -- | 4.7114% | -- | -- | -- | -- | -- | 2.5716 |
| 28022 | Wright Township | 2.0976 | -- | 4.7114% | -- | -- | -- | -- | -- | 1.9988 |
| 28023 | Jasonville City | 3.7864 | -- | 4.7114% | -- | -- | -- | -- | -- | 3.6080 |
| 28024 | Richland Township | 1.9947 | -- | 4.7114% | -- | -- | -- | -- | -- | 1.9007 |
| 28025 | Bloomfield Town | 2.5283 | -- | 4.7114% | -- | -- | -- | -- | -- | 2.4092 |

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.

Greene 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> | 250,614 | 1,044,472 | 146,221 | 23,550 | | 1,464,857 | 18,448,702 | 7.9% |
| <i>TIF Total</i> | 0 | 0 | 0 | 0 | | 0 | 459,357 | 0.0% |
| <i>County Total</i> | 250,614 | 1,044,472 | 146,221 | 23,550 | | 1,464,857 | 18,908,059 | 7.7% |
| Greene County | 53,541 | 217,910 | 26,534 | 5,874 | | 303,859 | 4,915,785 | 6.2% |
| Beech Creek Township | 2,883 | 9,649 | 125 | 24 | | 12,681 | 78,612 | 16.1% |
| Cass Township | 13 | 72 | 0 | 10 | | 96 | 22,471 | 0.4% |
| Center Township | 4,277 | 11,698 | 8 | 293 | | 16,276 | 103,385 | 15.7% |
| Fairplay Township | 13 | 0 | 0 | 19 | | 33 | 31,361 | 0.1% |
| Grant Township | 0 | 0 | 0 | 45 | | 45 | 23,043 | 0.2% |
| Highland Township | 124 | 0 | 0 | 0 | | 124 | 22,237 | 0.6% |
| Jackson Township | 941 | 4,736 | 0 | 17 | | 5,694 | 36,869 | 15.4% |
| Jefferson Township | 47 | 696 | 0 | 56 | | 799 | 39,597 | 2.0% |
| Richland Township | 150 | 599 | 0 | 119 | | 868 | 62,826 | 1.4% |
| Smith Township | 5 | 0 | 0 | 4 | | 9 | 12,034 | 0.1% |
| Stafford Township | 46 | 0 | 0 | 5 | | 51 | 11,152 | 0.5% |
| Stockton Township | 1,268 | 6,521 | 1,047 | 197 | | 9,032 | 149,509 | 6.0% |
| Taylor Township | 85 | 0 | 0 | 29 | | 113 | 24,136 | 0.5% |
| Washington Township | 22 | 237 | 0 | 9 | | 268 | 30,899 | 0.9% |
| Wright Township | 457 | 4,704 | 2,247 | 38 | | 7,446 | 106,332 | 7.0% |
| Linton Civil City | 16,996 | 81,435 | 22,704 | 1,543 | | 122,679 | 989,493 | 12.4% |
| Jasonville Civil City | 3,129 | 48,915 | 32,231 | 148 | | 84,422 | 325,683 | 25.9% |
| Bloomfield Civil Town | 2,553 | 13,507 | 0 | 555 | | 16,615 | 286,802 | 5.8% |
| Lyons Civil Town | 572 | 6,301 | 0 | 223 | | 7,096 | 90,299 | 7.9% |
| Newberry Civil Town | 177 | 968 | 0 | 35 | | 1,180 | 19,502 | 6.1% |
| Switz City Civil Town | 0 | 0 | 0 | 3 | | 3 | 16,366 | 0.0% |
| Worthington Civil Town | 527 | 7,804 | 0 | 492 | | 8,823 | 160,645 | 5.5% |
| Bloomfield School Dist | 8,302 | 26,400 | 0 | 2,733 | | 37,436 | 1,852,780 | 2.0% |
| Eastern Consolidated School Corp | 111,973 | 370,424 | 1,612 | 4,644 | | 488,652 | 3,094,560 | 15.8% |
| Linton-Stockton School Corp | 25,438 | 125,927 | 28,111 | 3,049 | | 182,526 | 2,167,489 | 8.4% |
| M.S.D. Shakamak School Corp | 3,629 | 43,734 | 24,272 | 260 | | 71,894 | 691,249 | 10.4% |
| White River Valley Consol School Corp | 2,451 | 15,049 | 0 | 2,037 | | 19,537 | 2,308,247 | 0.8% |
| Jasonville Public Library | 298 | 4,665 | 3,074 | 14 | | 8,051 | 31,060 | 25.9% |
| Linton Public Library | 3,774 | 18,682 | 4,170 | 452 | | 27,079 | 321,562 | 8.4% |
| Worthington Public Library | 90 | 1,335 | 0 | 107 | | 1,532 | 75,963 | 2.0% |
| Bloomfield-Eastern Greene County Public Lib | 6,834 | 22,504 | 87 | 516 | | 29,941 | 346,754 | 8.6% |
| Greene County Solid Waste | 0 | 0 | 0 | 0 | | 0 | 0 | |
| Greene County Redevelopment Comm | 0 | 0 | 0 | 0 | | 0 | 0 | |
| TIF - Fairplay | 0 | 0 | 0 | 0 | | 0 | 434,261 | 0.0% |
| TIF - Jefferson | 0 | 0 | 0 | 0 | | 0 | 25,036 | 0.0% |
| TIF - Taylor | 0 | 0 | 0 | 0 | | 0 | 59 | 0.0% |

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.