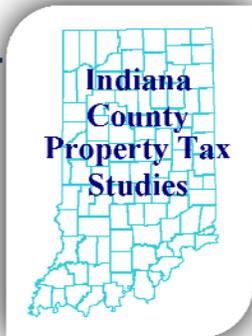


2009 HENDRICKS COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

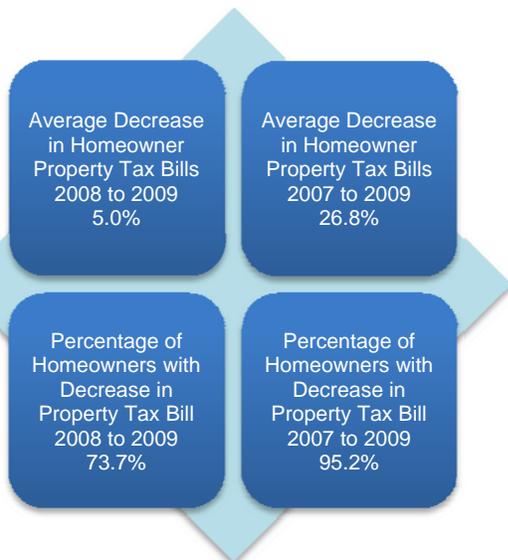


Legislative Services Agency

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 Hendricks 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	2,529	6.9%	428	1.2%
10% to 19%	3,940	10.8%	471	1.3%
1% to 9%	3,149	8.6%	849	2.3%
0%	7	0.0%	5	0.0%
-1% to -9%	14,277	39.1%	2,849	7.8%
-10% to -19%	10,033	27.5%	6,383	17.5%
-20% to -29%	1,497	4.1%	10,760	29.5%
-30% to -39%	513	1.4%	9,844	27.0%
-40% to -49%	195	0.5%	3,709	10.2%
-50% to -59%	120	0.3%	688	1.9%
-60% to -69%	88	0.2%	234	0.6%
-70% to -79%	45	0.1%	127	0.3%
-80% to -89%	30	0.1%	56	0.2%
-90% to -99%	18	0.0%	35	0.1%
-100%	64	0.2%	67	0.2%
Total	36,505	100.0%	36,505	100.0%
Higher Tax Bill	9,618	26.3%	1,748	4.8%
No Change	7	0.0%	5	0.0%
Lower Tax Bill	26,880	73.7%	34,752	95.2%
Average Change in Tax Bill	-5.0%		-26.8%	

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	Hendricks County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-16.6%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-20.8%	-30.6%
State PTRC Percentage, 2008	17.5%	20.1%
Total State Homestead Credit, 2008	25.3%	39.5%
Total State Homestead Credit, 2009	6.2%	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 Hendricks County decreased by 5%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were almost offset by the elimination of the property tax replacement credits and the state homestead credits. Hendricks County did not adopt a local option income tax for property tax relief, and only a few Hendricks County homeowners were eligible for the circuit breaker tax cap

credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Hendricks County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

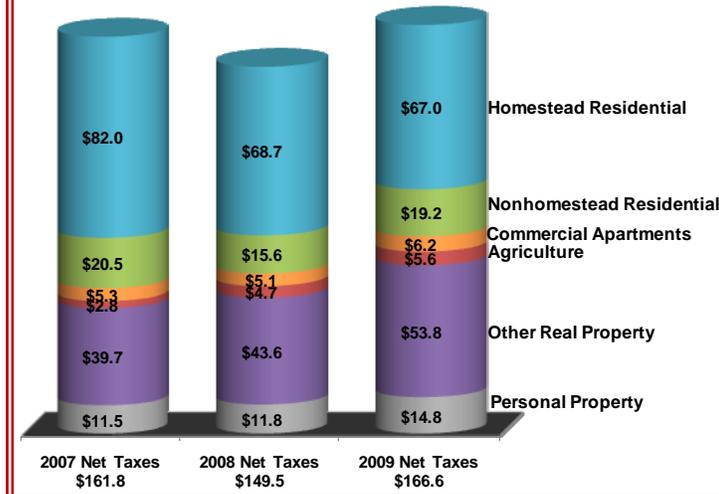
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

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.

Comparison of Net Property Tax Bills by Property Type Hendricks County (In Millions)



In Hendricks County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 23.1% increase in average property tax bills. Average tax bills on commercial apartments increased 21.6%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 19.1% average tax increase. Other commercial, industrial, and utility real property average tax bills increased 23.4%. Personal property, which is largely business equipment, saw a 25.4% increase 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 Hendricks County \$670,735

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



Hendricks 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	\$188,956,638	\$199,190,300	\$154,771,645	5.4%	-22.3%	7.4%
State Unit	179,424	192,670	0	7.4%	-100.0%	
Hendricks County	21,321,588	20,198,226	19,997,665	-5.3%	-1.0%	6.7%
Brown Township	231,674	163,023	217,694	-29.6%	33.5%	33.5%
Center Township	429,256	480,732	749,538	12.0%	55.9%	55.9%
Clay Township	52,534	56,388	58,285	7.3%	3.4%	3.4%
Eel River Township	72,450	73,237	74,246	1.1%	1.4%	1.4%
Franklin Township	49,675	51,273	51,086	3.2%	-0.4%	-0.4%
Guilford Township	707,796	749,067	464,504	5.8%	-38.0%	-38.0%
Liberty Township	163,297	171,852	176,802	5.2%	2.9%	2.9%
Lincoln Township	263,532	236,721	263,571	-10.2%	11.3%	11.3%
Marion Township	36,581	38,066	39,012	4.1%	2.5%	2.5%
Middle Township	855,643	962,481	960,689	12.5%	-0.2%	-0.2%
Union Township	52,198	54,630	53,264	4.7%	-2.5%	-2.5%
Washington Township	4,456,278	5,590,596	5,990,296	25.5%	7.1%	7.1%
Brownsburg Civil Town	11,044,369	10,784,734	11,463,065	-2.4%	6.3%	6.7%
Plainfield Civil Town	11,340,487	10,265,286	13,888,740	-9.5%	35.3%	37.3%
Jamestown Civil Town	2,487	3,438	4,837	38.2%	40.7%	40.7%
Amo Civil Town	48,671	50,405	52,391	3.6%	3.9%	3.9%
Clayton Civil Town	102,254	107,762	110,058	5.4%	2.1%	2.1%
Coatsville Civil Town	80,476	84,751	86,684	5.3%	2.3%	2.3%
Danville Civil Town	2,000,901	2,071,940	2,069,165	3.6%	-0.1%	-0.1%
Lizton Civil Town	84,673	88,995	91,392	5.1%	2.7%	2.7%
North Salem Civil Town	96,642	104,984	107,969	8.6%	2.8%	2.8%
Pittsboro Civil Town	444,157	465,470	476,722	4.8%	2.4%	2.4%
Stilesville Civil Town	26,448	29,232	31,434	10.5%	7.5%	7.5%
Avon Civil Town	2,074,456	2,629,068	2,481,255	26.7%	-5.6%	-5.6%
Northwest Hendricks School Corporation	8,033,781	8,895,037	7,219,102	10.7%	-18.8%	41.3%
Brownsburg Community School Corporation	37,853,532	38,812,745	24,375,156	2.5%	-37.2%	3.6%
Avon Community School Corporation	41,142,072	45,299,455	31,712,369	10.1%	-30.0%	12.7%
Danville Community School Corporation	10,734,916	12,915,312	7,878,743	20.3%	-39.0%	-7.9%
Plainfield Community School Corporation	23,060,780	25,508,780	15,036,206	10.6%	-41.1%	-4.6%
Mill Creek Community School Corporation	6,557,950	7,036,039	3,930,471	7.3%	-44.1%	-4.1%
Washington Township Public Library	1,188,219	1,208,872	1,221,461	1.7%	1.0%	1.0%
Brownsburg Public Library	1,108,593	1,168,284	993,815	5.4%	-14.9%	-14.9%
Clayton Public Library	158,092	159,058	157,871	0.6%	-0.7%	-0.7%
Coatesville-Clay Township Public Library	155,369	154,690	158,069	-0.4%	2.2%	2.2%
Danville Public Library	529,848	548,070	514,848	3.4%	-6.1%	-6.1%
Plainfield - Guilford Twp Public Library	1,541,810	1,593,396	1,613,170	3.3%	1.2%	1.2%
Hendricks County Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%
Hendricks County Redevelopment	132,312	0	0	-100.0%	0.0%	0.0%
Brownsburg Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Plainfield Redevelopment Commission	511,584	0	0	-100.0%	0.0%	0.0%
Danville Redevelopment Commission	29,833	32,099	0	7.6%	-100.0%	-100.0%
Avon Redevelopment Commission	0	153,436	0		-100.0%	-100.0%

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.

Hendricks 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 Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009		2008	2009	2008	2009
Brown Township	533.0	394.5	-26.0%	12,875,648	8,621,688	-33.0%	2.4158	2.1856	16.03%	22.54%	6.23%	3.81%	5.47%
Center Township	234.6	189.5	-19.2%	5,285,594	3,944,823	-25.4%	2.2530	2.0820	18.47%	25.00%	6.23%	4.13%	5.47%
Danville Town	402.5	329.0	-18.3%	10,395,843	7,662,247	-26.3%	2.5825	2.3291	18.62%	29.06%	6.23%	4.58%	5.47%
Eel River Township	98.0	86.7	-11.5%	1,764,883	1,618,314	-8.3%	1.8013	1.8670	23.92%	30.63%	6.23%	4.15%	5.47%
North Salem Town	14.9	12.4	-16.7%	366,555	333,694	-9.0%	2.4597	2.6890	22.84%	38.25%	6.23%	5.17%	5.47%
Franklin Township	66.9	64.7	-3.3%	1,164,397	848,753	-27.1%	1.7398	1.3111	23.02%	28.29%	6.23%	3.94%	5.47%
Stilesville Town	9.0	7.2	-19.8%	182,127	122,784	-32.6%	2.0171	1.6949	22.15%	31.37%	6.23%	4.64%	5.47%
Guilford Township	289.9	231.2	-20.3%	6,007,412	4,272,381	-28.9%	2.0721	1.8482	21.38%	27.16%	6.23%	4.77%	5.47%
Plainfield Town	1313.8	1207.3	-8.1%	34,594,892	30,126,106	-12.9%	2.6332	2.4954	18.71%	27.88%	6.23%	21.10%	17.20%
Liberty Township	269.1	227.0	-15.6%	4,788,836	3,109,326	-35.1%	1.7794	1.3696	22.60%	28.07%	6.23%	4.06%	5.47%
Clayton Town	29.6	23.5	-20.7%	621,852	420,288	-32.4%	2.1012	1.7911	22.13%	32.65%	6.23%	4.08%	5.47%
Lincoln Township	502.8	411.8	-18.1%	12,169,875	8,976,905	-26.2%	2.4204	2.1797	16.01%	22.53%	6.23%	5.58%	5.47%
Brownsburg Town	891.1	738.6	-17.1%	25,991,868	21,081,585	-18.9%	2.9169	2.8542	15.15%	24.76%	6.23%	5.08%	5.47%
Marion Township	115.3	98.3	-14.7%	2,308,649	1,603,879	-30.5%	2.0030	1.6321	20.16%	25.45%	6.23%	3.97%	5.47%
Middle Township	188.7	154.6	-18.1%	3,771,699	3,279,677	-13.0%	1.9993	2.1220	21.35%	27.81%	6.23%	3.89%	5.47%
Pittsboro Town	169.4	133.0	-21.5%	3,851,184	3,303,063	-14.2%	2.2740	2.4841	20.34%	29.39%	6.23%	5.80%	5.47%
Union Township	85.5	73.4	-14.1%	1,528,933	1,359,807	-11.1%	1.7892	1.8519	23.87%	30.24%	6.23%	3.84%	5.47%
Lizton Town	16.4	13.8	-15.9%	377,526	342,591	-9.3%	2.3047	2.4879	22.58%	35.63%	6.23%	4.60%	5.47%
Washington Township	1398.3	1051.2	-24.8%	33,398,855	24,101,591	-27.8%	2.3886	2.2927	16.58%	23.53%	6.23%	3.94%	5.47%
Clay Township	82.5	72.0	-12.8%	1,545,996	1,067,404	-31.0%	1.8739	1.4832	21.93%	28.25%	6.23%	3.90%	5.47%
Amo Town	9.3	7.2	-22.4%	219,116	154,936	-29.3%	2.3630	2.1523	20.86%	32.85%	6.23%	3.84%	5.47%
Coatsville Town	17.4	14.6	-16.0%	400,435	294,599	-26.4%	2.3076	2.0203	21.33%	33.42%	6.23%	4.20%	5.47%
Brownsburg - Brown Township	173.2	140.2	-19.1%	5,043,527	3,993,560	-20.8%	2.9120	2.8484	15.17%	24.77%	6.23%	4.22%	5.47%
Plainfield - Washington Township	207.6	178.5	-14.0%	5,908,396	5,312,501	-10.1%	2.8465	2.9769	16.02%	26.29%	6.23%	7.66%	5.47%
Brownsburg - Middle Township	25.1	17.8	-29.3%	628,107	500,056	-20.4%	2.4989	2.8146	19.32%	29.51%	6.23%	3.80%	5.47%
Plainfield - Liberty Township	13.1	10.7	-18.3%	315,428	245,466	-22.2%	2.3988	2.2853	19.26%	29.22%	6.23%	3.80%	5.47%
Eel River - Jamestown	1.0	0.9	-13.2%	21,040	19,005	-9.7%	2.0989	2.1835	22.46%	32.31%	6.23%	3.80%	5.47%
Avon	835.5	778.1	-6.9%	22,724,716	20,370,936	-10.4%	2.7200	2.6181	15.84%	24.91%	6.23%	5.05%	5.47%
Pittsboro - Brown Township	0.0	0.0	4.8%	255	241	-5.4%	2.4267	2.1907	17.33%	25.13%	6.23%	3.80%	5.47%
Danville - Washington Township	0.3	0.2	-28.1%	7,530	5,294	-29.7%	2.6990	2.6406	16.97%	27.39%	6.23%	3.80%	5.47%
County Totals/Averages	7,993.6	6,667.7	-16.6%	198,261,174	157,093,499	-20.8%	2.4812	2.3551	17.46%	25.26%	6.23%	6.37%	6.76%

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 Rate - 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.

Hendricks 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	
Hendricks County	19,997,665	329	70,812	0	615	71,756
Brown Township	217,694	3	60	0	0	62
Center Township	749,538	0	0	0	1	1
Clay Township	58,285	0	0	0	0	0
Eel River Township	74,246	0	66	0	11	76
Franklin Township	51,086	0	0	0	0	0
Guilford Township	464,504	0	0	0	29	29
Liberty Township	176,802	0	0	0	1	1
Lincoln Township	263,571	1	1,120	0	0	1,121
Marion Township	39,012	0	0	0	0	0
Middle Township	960,689	0	19	0	125	144
Union Township	53,264	0	0	0	17	17
Washington Township	5,990,296	0	11,945	0	5	11,950
Brownsburg Civil Town	11,463,065	1,103	154,758	0	0	155,862
Plainfield Civil Town	13,888,740	0	47,313	0	946	48,259
Jamestown Civil Town	4,837	0	0	0	0	0
Amo Civil Town	52,391	0	0	0	0	0
Clayton Civil Town	110,058	0	0	0	3	3
Coatsville Civil Town	86,684	0	0	0	0	0
Danville Civil Town	2,069,165	0	5	0	83	88
Lizton Civil Town	91,392	0	0	0	118	118
North Salem Civil Town	107,969	0	1,948	0	93	2,041
Pittsboro Civil Town	476,722	0	0	0	29	29
Stilesville Civil Town	31,434	0	0	0	0	0
Avon Civil Town	2,481,255	0	9,744	0	0	9,744
Northwest Hendricks School Corporation	7,219,102	0	6,184	0	1,332	7,516
Brownsburg Community School Corporation	24,375,156	1,582	218,997	0	0	220,578
Avon Community School Corporation	31,712,369	0	126,092	0	175	126,267
Danville Community School Corporation	7,878,743	0	0	0	169	169
Plainfield Community School Corporation	15,036,206	0	0	0	932	932
Mill Creek Community School Corporation	3,930,471	0	0	0	13	13
Washington Township Public Library	1,221,461	0	4,854	0	7	4,861
Brownsburg Public Library	993,815	64	8,921	0	0	8,985
Clayton Public Library	157,871	0	0	0	1	1
Coatesville-Clay Township Public Library	158,069	0	0	0	0	0
Danville Public Library	514,848	0	0	0	13	13
Plainfield - Guilford Twp Public Library	1,613,170	0	0	0	100	100
West Central Indiana Solid Waste Management	0	0	0	0	0	0
Hendricks County Solid Waste District	0	0	0	0	0	0
Brownsburg Fire Territory	0	0	0	0	0	0
Hendricks County Redevelopment	0	0	0	0	0	0
Brownsburg Redevelopment Commission	0	0	0	0	0	0
Plainfield Redevelopment Commission	0	0	0	0	0	0
Danville Redevelopment Commission	0	0	0	0	0	0
Avon Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	154,771,645	3,083	662,836	0	4,816	670,735

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.