

2011 Property Tax Report

Hendricks County

with Comparisons to Prior Years



Legislative Services Agency

September 2011

This report describes property tax changes in Hendricks County between 2010 and 2011, with comparison to changes since 2007. In 2011, the changes from the big tax reform of 2008 were fully phased in with the elimination of the last of the state homestead credits. The 2009 recession affected assessments and local tax credits in many counties. Changes in local levies and assessments also were important in many counties.

Comparable Homestead Property Tax Changes in Hendricks County

The average homeowner saw a 2.9% tax bill increase from 2010 to 2011.

Homestead taxes in 2011 were still 25.9% lower than they were in 2007, before the property tax reforms.

86.4% of homeowners saw lower tax bills in 2011 than in 2007.

68.6% of homeowners saw tax increases of between 1% and 19% from 2010 to 2011.

The largest percentage of homeowners have seen between a 10% and 39% decrease in their tax bills from 2007 to 2011.

	2010 to 2011		2007 to 2011	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	25,105	70.2%	4,865	13.6%
No Change	6,486	18.1%	3	0.0%
Lower Tax Bill	4,195	11.7%	30,918	86.4%
Average Change in Tax Bill	2.9%		-25.9%	
Detailed Change in Tax Bill				
20% or More	546	1.5%	1,280	3.6%
10% to 19%	7,225	20.2%	1,227	3.4%
1% to 9%	17,334	48.4%	2,358	6.6%
0%	6,486	18.1%	3	0.0%
-1% to -9%	3,621	10.1%	4,116	11.5%
-10% to -19%	281	0.8%	6,485	18.1%
-20% to -29%	94	0.3%	8,703	24.3%
-30% to -39%	49	0.1%	6,304	17.6%
-40% to -49%	50	0.1%	3,600	10.1%
-50% to -59%	26	0.1%	1,160	3.2%
-60% to -69%	24	0.1%	231	0.6%
-70% to -79%	13	0.0%	118	0.3%
-80% to -89%	7	0.0%	70	0.2%
-90% to -99%	7	0.0%	47	0.1%
-100%	23	0.1%	84	0.2%
Total	35,786	100.0%	35,786	100.0%

Note: Percentages may not total due to rounding.

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LOSS OF STATE HOMESTEAD CREDIT AND HIGHER TAX RATES RAISED HOMEOWNER TAX BILLS; TAX CAPS KEPT THE INCREASE FROM BEING LARGER

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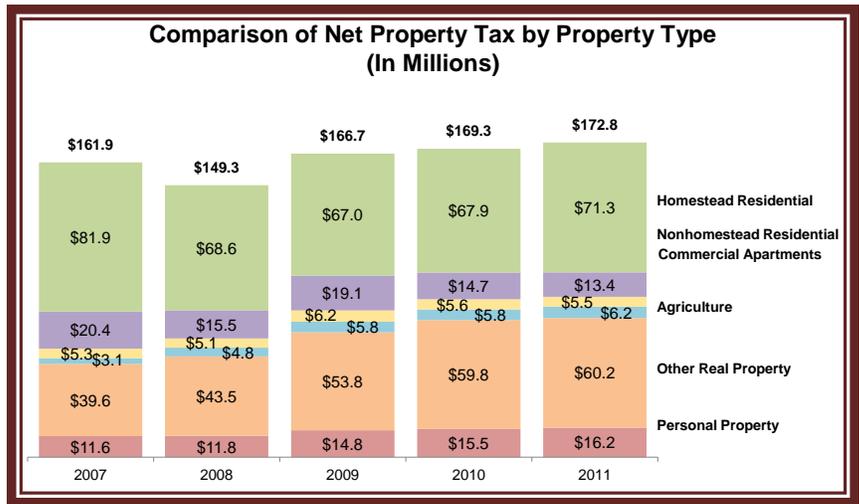
Homestead Property Taxes

Homestead property taxes increased 2.9% on average in Hendricks County in 2011. This was less than the state average of 4.4%. Hendricks County homestead taxes were 25.9% lower in 2011 than they were in 2007, before the big tax reform. The homestead tax increase in 2011 was partly due to a rise in property tax rates and partly due to the phaseout of the state homestead credit in 2011. The state homestead credit was 3.3% in Hendricks County in 2010. These two factors could have combined for a larger homestead tax bill increase, but 55.4% of all Hendricks homesteads were at their tax caps in 2011, up from 37.8% in 2010. The tax caps limited the homestead tax bill increase.

Tax Rates

Property tax rates increased in most Hendricks County tax districts. The average tax rate increased by an average of 6.0% because of an increase in the levy. Levies in Hendricks County increased by 7.0%. The biggest levy increases were in the Avon Community Schools debt service and bus replacement funds and the Brownsburg fire building debt fund. Hendricks County's total net assessed value decreased 0.5% in 2011. (The certified net AV used to compute tax rates rose by 0.9%.) Homestead and other residential net assessments decreased by 0.4%. Agricultural assessments showed a small increase at 1.5%, while business net assessments decreased by 0.8%.

★★★★★★
*TAX REDUCTIONS FOR OTHER
 RESIDENTIAL AND APARTMENTS,
 INCREASES FOR BUSINESS, AND
 BIGGER INCREASES FOR AGRICULTURE*
 ★★★★★★



Net Tax Bill Changes - All Property Types

Net tax bills for all taxpayers rose 2.2% in Hendricks County in 2011, similar to the statewide increase of 2.8%. Other residential property, which includes smaller rentals and second homes, saw net tax bills decrease by 9.1%. Tax bills for commercial apartments fell 0.7%. Business tax bills - which include commercial, industrial and utility buildings, land and equipment - increased by 1.6%. Tax rate increases contributed to tax bill increases, but assessments of other residential property and apartments declined, reducing their total tax bills. Tax caps also limited tax bill increases. Agricultural taxes rose 7.1%. This was partly due to the 3.2% increase in the base rate assessment of farm land, from \$1,250 to \$1,290 per acre for taxes in 2011.

Tax Cap Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

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*TAX CAP CREDITS INCREASED IN 2011,
 DUE TO HIGHER TAX RATES*
 ★★★★★★

Total tax cap credit losses in Hendricks County were \$19.5 million, or 9.9% of the levy. This was near the state average loss rate of 9.2%, but much higher than the median value of 3.8% among all counties. Hendricks County's tax rates were slightly higher than the state median, and the high value of homes in Hendricks makes a large share of homesteads eligible for caps.

Almost two-thirds of the total tax cap credits were in the 1% homestead category; most of the rest were in the 2% nonhomestead/agricultural category. The largest percentage losses were in the town of Jamestown, the Avon School Corporation, the Washington Township Public Library, and Washington Township. The largest dollar losses were in the Avon and Brownsburg School Corporations and the county unit.

Hendricks County Tax Cap Credits	1%	2%	3%	Elderly	Total	% of Levy
2010 Tax Cap Credits	\$6,003,748	\$4,611,741	\$0	\$20,890	\$10,636,378	5.7%
2011 Tax Cap Credits	12,842,019	5,695,961	887,182	54,643	19,479,806	9.9%
Change	\$6,838,271	\$1,084,221	\$887,182	\$33,754	\$8,843,428	4.3%

Tax cap credits rose in Hendricks County in 2011 by \$8.8 million, or 83%. The additional credits represent an

added loss of 4.3% of the total tax levy. Most of the increase in tax cap credits was in the 1% tax cap category, which covers homesteads. Tax rate increases caused much of the tax cap credit rise. The elimination of the state homestead credit added to the rise in the 1% homestead category. Several district tax rates moved above \$3 per \$100 assessed value in 2011, which made business properties in the 3% category eligible for credits. There were no such tax rates in 2010.

The Effect of Recession

The 2009 recession affected Hendricks County assessments for pay-2011. Business and other residential property values and construction activity appear to have fallen in Hendricks County in 2009. Increases in homestead values and agricultural assessments partly offset these decreases. Lower assessments contributed to higher tax rates, which added to tax cap credit losses for Hendricks local governments.

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*2009 RECESSION REDUCED ASSESSED
 VALUE IN PAY-2011, WHICH ADDED TO
 TAX CAP REVENUE LOSSES*
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Property Type	Gross AV 2010	Gross AV 2011	Gross AV Change	Net AV 2010	Net AV 2011	Net AV Change
Homesteads	\$7,540,904,565	\$7,603,908,686	0.8%	\$3,655,522,570	\$3,640,161,189	-0.4%
Other Residential	775,912,639	772,583,489	-0.4%	768,989,131	765,703,941	-0.4%
Ag Business/Land	324,170,084	329,083,007	1.5%	323,689,314	328,520,837	1.5%
Business Real/Personal	3,826,326,846	3,741,913,491	-2.2%	2,977,374,042	2,952,326,816	-0.8%
Total	\$12,467,314,134	\$12,447,488,673	-0.2%	\$7,725,575,057	\$7,686,712,783	-0.5%

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

Hendricks County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	2011	% Change			
						2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011
County Total	188,956,638	199,190,300	154,771,645	165,061,810	176,571,106	5.4%	-22.3%	6.6%	7.0%
State Unit	179,424	192,670	0	0	0	7.4%	-100.0%		
Hendricks County	21,321,588	20,198,226	19,997,665	20,850,477	22,136,468	-5.3%	-1.0%	4.3%	6.2%
Brown Township	231,674	163,023	217,694	199,026	172,536	-29.6%	33.5%	-8.6%	-13.3%
Center Township	429,256	480,732	749,538	481,874	467,314	12.0%	55.9%	-35.7%	-3.0%
Clay Township	52,534	56,388	58,285	60,322	60,973	7.3%	3.4%	3.5%	1.1%
Eel River Township	72,450	73,237	74,246	76,933	77,463	1.1%	1.4%	3.6%	0.7%
Franklin Township	49,675	51,273	51,086	54,148	54,026	4.2%	-0.4%	6.0%	-0.2%
Guilford Township	707,796	749,067	464,504	479,991	453,104	5.8%	-38.0%	3.3%	-5.6%
Liberty Township	163,297	171,852	176,802	184,005	186,383	5.2%	2.9%	4.1%	1.3%
Lincoln Township	263,532	236,721	263,571	219,404	200,971	-10.2%	11.3%	-16.8%	-8.4%
Marion Township	36,581	38,066	39,012	40,682	41,168	4.1%	2.5%	4.3%	1.2%
Middle Township	855,643	962,481	960,689	930,868	1,170,219	12.5%	-0.2%	-3.1%	25.7%
Union Township	52,198	54,630	53,264	55,903	56,208	4.7%	-2.5%	5.0%	0.5%
Washington Township	4,456,278	5,590,596	5,990,296	6,610,771	6,229,284	25.5%	7.1%	10.4%	-5.8%
Brownsburg Civil Town	11,044,369	10,784,734	11,463,065	10,731,533	12,510,395	-2.4%	6.3%	-6.4%	16.6%
Plainfield Civil Town	11,340,487	10,265,286	13,888,740	13,458,210	14,401,244	-9.5%	35.3%	-3.1%	7.0%
Jamestown Civil Town	2,487	3,438	4,837	3,228	3,909	38.2%	40.7%	-33.3%	21.1%
Amo Civil Town	48,671	50,405	52,391	55,249	56,047	3.6%	3.9%	5.5%	1.4%
Clayton Civil Town	102,254	107,762	110,058	116,319	118,055	5.4%	2.1%	5.7%	1.5%
Coatsville Civil Town	80,476	84,751	86,684	91,354	92,789	5.3%	2.3%	5.4%	1.6%
Danville Civil Town	2,000,901	2,071,940	2,069,165	2,254,537	2,199,480	3.6%	-0.1%	9.0%	-2.4%
Lizton Civil Town	84,673	88,995	91,392	95,048	97,856	5.1%	2.7%	4.0%	3.0%
North Salem Civil Town	96,642	104,984	107,969	114,318	114,709	8.6%	2.8%	5.9%	0.3%
Pittsboro Civil Town	444,157	465,470	476,722	501,679	508,589	4.8%	2.4%	5.2%	1.4%
Stilesville Civil Town	26,448	29,232	31,434	34,089	34,384	10.5%	7.5%	8.4%	0.9%
Avon Civil Town	2,074,456	2,629,068	2,481,255	2,908,813	2,914,817	26.7%	-5.6%	17.2%	0.2%
Northwest Hendricks School Corp	8,033,781	8,895,037	7,219,102	7,822,384	8,502,828	10.7%	-18.8%	8.4%	8.7%
Brownsburg Community School Corp	37,853,532	38,812,745	24,375,156	27,115,618	27,991,150	2.5%	-37.2%	11.2%	3.2%
Avon Community School Corp	41,142,072	45,299,455	31,712,369	34,611,050	40,358,037	10.1%	-30.0%	9.1%	16.6%
Danville Community School Corp	10,734,916	12,915,312	7,878,743	8,393,230	8,528,352	20.3%	-39.0%	6.5%	1.6%
Plainfield Community School Corp	23,060,780	25,508,780	15,036,206	17,375,686	17,436,479	10.6%	-41.1%	15.6%	0.3%
Mill Creek Community School Corp	6,557,950	7,036,039	3,930,471	4,006,322	4,455,343	7.3%	-44.1%	1.9%	11.2%
Washington Township Public Library	1,188,219	1,208,872	1,221,461	1,295,589	1,140,779	1.7%	1.0%	6.1%	-11.9%
Brownsburg Public Library	1,108,593	1,168,284	993,815	1,262,536	1,174,868	5.4%	-14.9%	27.0%	-6.9%
Clayton Public Library	158,092	159,058	157,871	161,159	170,417	0.6%	-0.7%	2.1%	5.7%
Coatesville-Clay Township Public Library	155,369	154,690	158,069	160,299	162,995	-0.4%	2.2%	1.4%	1.7%
Danville Public Library	529,848	548,070	514,848	587,186	609,197	3.4%	-6.1%	14.1%	3.7%
Plainfield - Guilford Twp Public Library	1,541,810	1,593,396	1,613,170	1,661,970	1,682,270	3.3%	1.2%	3.0%	1.2%
Hendricks County Solid Waste Dist	0	0	0	0	0				
Hendricks County Redevelopment	132,312	0	0	0	0	-100.0%			
Brownsburg Redevelopment Comm	0	0	0	0	0				
Plainfield Redevelopment Comm	511,584	0	0	0	0	-100.0%			
Danville Redevelopment Comm	29,833	32,099	0	0	0	7.6%	-100.0%		
Avon Redevelopment Comm	0	153,436	0	0	0		-100.0%		

Hendricks County 2011 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
32001	Brown Township	2.3635	--	--	4.3436%	--	--	--	2.2608
32002	Center Township	2.0481	--	--	4.3436%	--	--	--	1.9591
32003	Danville Town	2.4822	--	--	4.3436%	--	--	--	2.3744
32007	Eel River Township	2.1800	--	--	4.3436%	--	--	--	2.0853
32008	North Salem Town	3.1276	--	--	4.3436%	--	--	--	2.9917
32009	Franklin Township	1.4177	--	--	4.3436%	--	--	--	1.3561
32010	Stilesville Town	1.8559	--	--	4.3436%	--	--	--	1.7753
32011	Guilford Township	1.8455	--	--	4.3436%	--	--	--	1.7653
32012	Plainfield Town	2.4185	--	--	16.1409%	--	--	--	2.0281
32013	Liberty Township	1.4779	--	--	4.3436%	--	--	--	1.4137
32014	Clayton Town	1.9427	--	--	4.3436%	--	--	--	1.8583
32015	Lincoln Township	2.3538	--	--	4.3436%	--	--	--	2.2516
32016	Brownsburg Town	3.0413	--	--	4.3436%	--	--	--	2.9092
32017	Marion Township	1.7331	--	--	4.3436%	--	--	--	1.6578
32018	Middle Township	2.5152	--	--	4.3436%	--	--	--	2.4059
32019	Pittsboro Town	2.9264	--	--	4.3436%	--	--	--	2.7993
32020	Union Township	2.1645	--	--	4.3436%	--	--	--	2.0705
32021	Lizton Town	2.9093	--	--	4.3436%	--	--	--	2.7829
32022	Washington Township	2.7392	--	--	4.3436%	--	--	--	2.6202
32023	Clay Township	1.5976	--	--	4.3436%	--	--	--	1.5282
32024	Amo Town	2.3068	--	--	4.3436%	--	--	--	2.2066
32025	Coatsville Town	2.2437	--	--	4.3436%	--	--	--	2.1462
32026	Brownsburg - Brown Township	3.0347	--	--	4.3436%	--	--	--	2.9029
32027	Plainfield - Washington Township	3.3313	--	--	4.3436%	--	--	--	3.1866
32028	Brownsburg - Middle Township	3.1403	--	--	4.3436%	--	--	--	3.0039
32029	Plainfield - Liberty Township	2.3036	--	--	4.3436%	--	--	--	2.2035
32030	Eel River - Jamestown	2.5782	--	--	4.3436%	--	--	--	2.4662
32031	Avon	3.1040	--	--	4.3436%	--	--	--	2.9692
32032	Pittsboro - Brown Township	2.7939	--	--	4.3436%	--	--	--	2.6725
32033	Danville - Washington Township	3.1186	--	--	4.3436%	--	--	--	2.9831

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.

Hendricks County 2011 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>	12,842,019	5,477,831	729,595	54,644	19,104,088	176,571,106	10.8%
<i>TIF Total</i>	0	218,130	157,588	0	375,718	19,274,515	1.9%
<i>County Total</i>	12,842,019	5,695,962	887,182	54,644	19,479,806	195,845,621	9.9%
Hendricks County	1,458,192	636,454	74,439	6,844	2,175,929	22,136,468	9.8%
Brown Township	18,008	2,750	9	14	20,782	172,536	12.0%
Center Township	6,846	3,097	0	64	10,006	467,314	2.1%
Clay Township	21	68	0	5	94	60,973	0.2%
Eel River Township	1,274	2,789	49	21	4,132	77,463	5.3%
Franklin Township	0	0	0	46	46	54,026	0.1%
Guilford Township	2,261	6,945	0	54	9,260	453,104	2.0%
Liberty Township	86	45	0	111	243	186,383	0.1%
Lincoln Township	11,019	6,889	216	76	18,200	200,971	9.1%
Marion Township	4	0	0	2	6	41,168	0.0%
Middle Township	121,372	51,007	8	540	172,926	1,170,219	14.8%
Union Township	1,129	1,693	0	39	2,861	56,208	5.1%
Washington Township	726,872	234,947	48,285	2,284	1,012,389	6,229,284	16.3%
Brownsburg Civil Town	1,277,027	514,130	37,958	4,177	1,833,292	12,510,395	14.7%
Plainfield Civil Town	260,580	284,992	51,535	1,814	598,921	14,401,244	4.2%
Jamestown Civil Town	602	166	0	0	768	3,909	19.7%
Amo Civil Town	184	2,286	0	38	2,508	56,047	4.5%
Clayton Civil Town	0	0	0	149	149	118,055	0.1%
Coatsville Civil Town	1,134	2,037	0	50	3,221	92,789	3.5%
Danville Civil Town	98,781	99,143	47	1,430	199,401	2,199,480	9.1%
Lizton Civil Town	4,257	9,296	0	213	13,767	97,856	14.1%
North Salem Civil Town	5,505	10,227	1,581	30	17,343	114,709	15.1%
Pittsboro Civil Town	63,870	24,818	0	152	88,840	508,589	17.5%
Stilesville Civil Town	0	0	0	32	32	34,384	0.1%
Avon Civil Town	278,586	94,899	49,114	660	423,258	2,914,817	14.5%
Northwest Hendricks School Corp	668,409	344,028	4,642	3,958	1,021,037	8,502,828	12.0%
Brownsburg Community School Corp	2,499,320	979,922	57,009	8,450	3,544,700	27,991,150	12.7%
Avon Community School Corp	4,737,430	1,542,574	391,252	14,112	6,685,367	40,358,037	16.6%
Danville Community School Corp	238,263	217,124	0	3,300	458,687	8,528,352	5.4%
Plainfield Community School Corp	86,993	267,267	0	2,069	356,328	17,436,479	2.0%
Mill Creek Community School Corp	5,836	7,984	0	2,547	16,367	4,455,343	0.4%
Washington Township Public Library	133,910	43,603	11,059	399	188,972	1,140,779	16.6%
Brownsburg Public Library	104,904	41,130	2,393	355	148,781	1,174,868	12.7%
Clayton Public Library	246	129	0	107	482	170,417	0.3%
Coatesville-Clay Township Public Library	321	1,021	0	28	1,370	162,995	0.8%
Danville Public Library	20,382	18,586	0	277	39,246	609,197	6.4%
Plainfield - Guilford Twp Public Library	8,393	25,786	0	200	34,379	1,682,270	2.0%
West Central Indiana Solid Waste Mgt Dist	0	0	0	0	0	0	
Hendricks County Solid Waste Dist	0	0	0	0	0	0	
Brownsburg Fire Terr	0	0	0	0	0	0	
Hendricks County Redevelopment	0	0	0	0	0	0	
Brownsburg Redevelopment Comm	0	0	0	0	0	0	
Plainfield Redevelopment Comm	0	0	0	0	0	0	
Danville Redevelopment Comm	0	0	0	0	0	0	
Avon Redevelopment Comm	0	0	0	0	0	0	
TIF - Danville TIF	0	0	0	0	0	0	
TIF - Guilford Heartland TIF	0	0	0	0	0	1,400,138	0.0%
TIF - Plainfield- I70 TIF	0	0	0	0	0	1,493,039	0.0%
TIF - Plainfield- All Points TIF	0	0	0	0	0	2	0.0%
TIF - Plainfield- US 40 TIF	0	97,124	0	0	97,124	4,380,051	2.2%
TIF - Plainfield- SR267 TIF	0	41,203	0	0	41,203	989,607	4.2%
TIF - Plainfield- Six Points TIF	0	321	0	0	321	3,993,005	0.0%
TIF - Liberty- Westpoint TIF	0	0	0	0	0	0	0.0%
TIF - Liberty- 70 West TIF	0	0	0	0	0	5,268	0.0%
TIF - Brownsburg- Wynn Farms TIF	0	0	0	0	0	0	
TIF - Brownsburg TIF	0	35,165	6,276	0	41,441	566,624	7.3%
TIF - Pittsboro TIF	0	0	0	0	0	1,483,973	0.0%
TIF - Washington- All Points TIF	0	0	0	0	0	0	
TIF - Brownsburg- Brown TIF	0	32,336	19,481	0	51,817	1,798,570	2.9%
TIF - Plainfield- Wash- All Pts TIF	0	11,982	45,506	0	57,488	585,490	9.8%
TIF - Avon TIF	0	0	59,140	0	59,140	1,767,412	3.3%
TIF - Avon # 3 TIF	0	0	12,767	0	12,767	381,037	3.4%
TIF - Avon # 4 TIF	0	0	14,417	0	14,417	430,299	3.4%

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.