

PROPERTY TAXES IN HUNTINGTON COUNTY, INDIANA, 2007-2008



Legislative Services Agency

September 2008

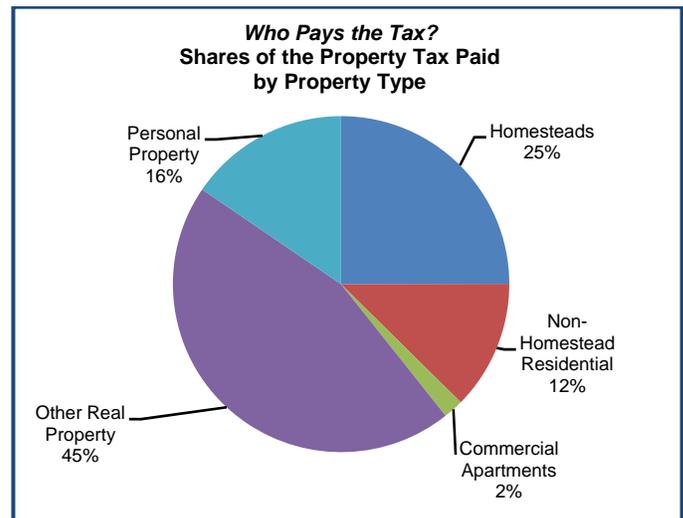
The Indiana General Assembly enacted major property tax reforms in 2008. These reforms are intended to provide substantial tax relief to homeowners. Starting in 2009, property taxes for the school general fund, county welfare funds, and several other funds will be eliminated, and their costs taken over by the state. Homeowners will also receive a substantial new deduction from their home assessments. And “circuit breakers” will limit homeowner tax bills to a fixed percentage of their assessments, 1.5% in 2009 and 1% beginning in 2010. The circuit breaker for homeowners is 2% in 2008.

In 2008, substantial tax relief is provided through an added homestead credit. The credit will be financed with payments from the new race track casinos and from the added sales tax. Statewide, this amounts to added property tax relief of \$870 million. Homeowner taxes should fall by about one-third. Each county is different, however. Homeowner tax bills depend on changes in the homestead’s assessment and the assessments of other property, on changes in local government tax collections, on new local income tax adoptions, as well as on added state credits. Huntington County did not adopt a new local option income tax for 2008. (However, they did adopt a new LOIT which will impact tax bills in 2009.)

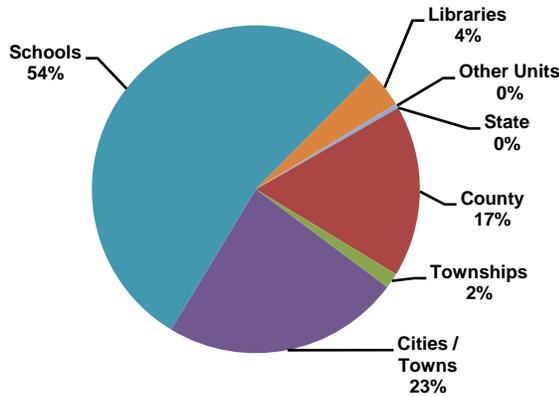
In Huntington County, the average homeowner saw their tax bill decrease by 46.7% for 2008, with 98.4% of homeowners seeing decreases. Without the added homestead credit, the average tax bill would have decreased by 4.6%, and only 74.2% of homeowners would have seen tax bill decreases.

In Huntington County, 25% of property taxes are paid by homeowners (homesteads are primary residences, occupied by their owners); 12% are paid by owners of smaller rental housing units or owners of second homes (non-homestead residential); 2% are paid by owners of larger rental housing units (commercial apartments); and 61% are paid by other agricultural, commercial, industrial, or utility businesses on their real property (land and buildings) or on their personal property (equipment).

Change in Tax Bill	With Added 2008 Homestead Credit		Illustrated Without Added 2008 Homestead Credit	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or more	36	0.3%	266	2.5%
10% to 19%	20	0.2%	233	2.2%
1% to 9%	32	0.3%	2,128	20.1%
0%	86	0.8%	92	0.9%
-1% to -9%	50	0.5%	5,592	52.9%
-10% to -19%	89	0.8%	1,903	18.0%
-20% to -29%	247	2.3%	157	1.5%
-30% to -39%	1,215	11.5%	80	0.8%
-40% to -49%	4,430	41.9%	31	0.3%
-50% to -59%	4,116	39.0%	29	0.3%
-60% to -69%	146	1.4%	14	0.1%
-70% to -79%	53	0.5%	9	0.1%
-80% to -89%	18	0.2%	7	0.1%
-90% to -99%	7	0.1%	4	0.0%
-100%	17	0.2%	17	0.2%
Total	10,562	100.0%	10,562	100.0%
Higher Tax Bill	88	0.8%	2,627	24.9%
No Change	86	0.8%	92	0.9%
Lower Tax Bill	10,388	98.4%	7,843	74.2%
Average Change in Tax Bill	-46.7%		-4.6%	



Who Gets the Revenue?
Property Tax Levies by Government Type



On average, Huntington County property tax levies decreased 2.2% from 2007 to 2008. This is much lower than the expected statewide average increase of 5%. Reductions in the county welfare levies and the Huntington School Corporation debt service levy accounted for most of the overall levy drop.

In Huntington County, the school corporation received 54% of all property taxes. The county, city, and towns receive most of the rest. Townships, library districts, the solid waste management district, and the state receive a small share of property taxes.

In 2009 the school and county shares of property tax revenue will decrease significantly when the state takes over the school general fund and county welfare levies.

Changes in Property Tax Levies from 2007 to 2008
by Governmental Units in Huntington County

Taxing Unit	2007 Levy	2008 Levy	Change
<i>County Total</i>	\$42,500,755	\$41,576,303	-2.2%
State Unit	34,788	37,276	7.2%
Huntington County	7,270,837	7,031,235	-3.3%
Clear Creek Township	55,970	59,128	5.6%
Dallas Township	45,405	47,684	5.0%
Huntington Township	283,118	291,961	3.1%
Jackson Township	34,078	40,763	19.6%
Jefferson Township	29,946	30,924	3.3%
Lancaster Township	24,739	25,938	4.8%
Polk Township	20,284	20,849	2.8%
Rock Creek Township	15,010	23,957	59.6%
Salamonie Township	19,525	20,412	4.5%
Union Township	13,244	12,985	-2.0%
Warren Township	39,083	41,132	5.2%
Wayne Township	21,017	22,327	6.2%
Huntington Civil City	8,310,059	8,537,654	2.7%
Andrews Civil Town	279,098	284,146	1.8%
Markle Civil Town	179,986	231,156	28.4%
Mount Etna Civil Town	3,873	3,694	-4.6%
Roanoke Civil Town	398,863	429,800	7.8%
Warren Civil Town	250,205	256,795	2.6%
Huntington County Community School Corporation	23,350,460	22,361,100	-4.2%
Andrews Public Library	44,312	46,639	5.3%
Roanoke Public Library	46,485	48,585	4.5%
Warren Public Library	68,537	73,978	7.9%
Huntington Library	1,508,183	1,436,208	-4.8%
Huntington County Solid Waste Management District	153,650	159,977	4.1%