

# PROPERTY TAXES IN JACKSON COUNTY, INDIANA, 2007-2008



Legislative Services Agency

November 2008

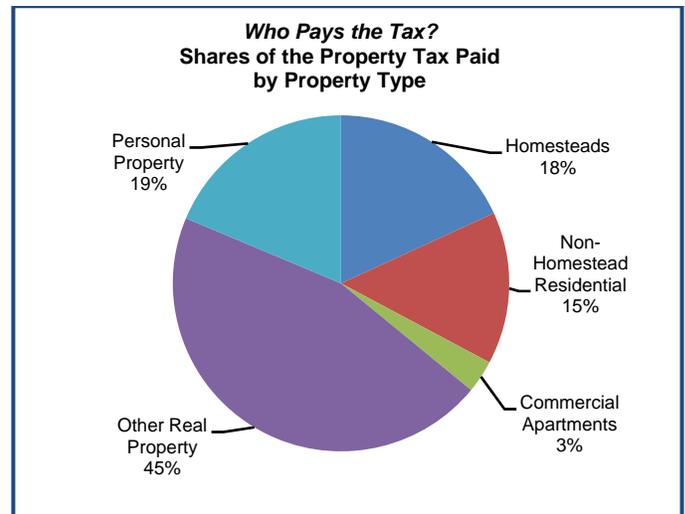
The Indiana General Assembly enacted major property tax reforms in 2008. These reforms are intended to provide substantial tax relief to homeowners. Starting in 2009, property taxes for the school general fund, county welfare funds, and several other funds will be eliminated, and their costs taken over 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. Jackson County did not adopt a new local option income tax for 2008.

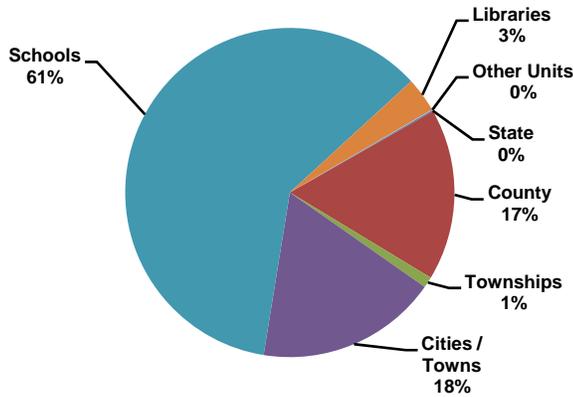
In Jackson County, the average homeowner saw their tax bill decrease by 40.5% for 2008, with 97.9% of homeowners seeing decreases. Without the added homestead credit, the average tax bill would have increased by 0.7%, and 68.8% of homeowners would have seen tax bill increases.

In Jackson County, 18% of property taxes are paid by homeowners (homesteads are primary residences, occupied by their owners); 15% are paid by owners of smaller rental housing units or owners of second homes (non-homestead residential); 3% are paid by owners of larger rental housing units (commercial apartments); and 64% 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	80	0.7%	540	5.0%
10% to 19%	29	0.3%	1,442	13.4%
1% to 9%	71	0.7%	5,412	50.3%
0%	42	0.4%	47	0.4%
-1% to -9%	156	1.4%	2,046	19.0%
-10% to -19%	518	4.8%	955	8.9%
-20% to -29%	1,539	14.3%	162	1.5%
-30% to -39%	3,285	30.5%	86	0.8%
-40% to -49%	1,568	14.6%	25	0.2%
-50% to -59%	505	4.7%	23	0.2%
-60% to -69%	2,764	25.7%	7	0.1%
-70% to -79%	182	1.7%	7	0.1%
-80% to -89%	12	0.1%	2	0.0%
-90% to -99%	5	0.0%	2	0.0%
-100%	3	0.0%	3	0.0%
<b>Total</b>	<b>10,759</b>	<b>100.0%</b>	<b>10,759</b>	<b>100.0%</b>
Higher Tax Bill	180	1.7%	7,394	68.8%
No Change	42	0.4%	47	0.4%
Lower Tax Bill	10,537	97.9%	3,318	30.8%
<b>Average Change in Tax Bill</b>	<b>-40.5%</b>		<b>0.7%</b>	



**Who Gets the Revenue?**  
**Property Tax Levies by Government Type**



On average, Jackson County property tax levies decreased 1.6% from 2007 to 2008. This is lower than the expected statewide average increase of 5%. The Seymour Community School Corporation was responsible for the largest levy decreases, due to decreases in taxes for debt service, capital projects, and school bus replacement.

In Jackson County, school corporations receive 61% of all property taxes. The county, city, and towns receive most of the rest. Townships, library districts, the fire 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 Jackson County**

Taxing Unit	2007 Levy	2008 Levy	Change
<i>County Total</i>	<i>\$46,476,233</i>	<i>\$45,731,302</i>	<i>-1.6%</i>
State Unit	51,789	51,987	0.4%
Jackson County	7,664,732	7,720,123	0.7%
Brownstown Township	75,413	75,722	0.4%
Carr Township	57,931	56,989	-1.6%
Driftwood Township	24,872	26,040	4.7%
Grassy Fork Township	22,988	23,681	3.0%
Hamilton Township	54,192	54,244	0.1%
Jackson Township	106,120	108,459	2.2%
Owen Township	30,895	25,450	-17.6%
Pershing Township	22,464	17,909	-20.3%
Redding Township	17,011	17,478	2.7%
Salt Creek Township	10,787	10,759	-0.3%
Vernon Township	67,032	62,489	-6.8%
Washington Township	9,859	10,521	6.7%
Seymour Civil City	7,509,805	7,452,693	-0.8%
Brownstown Civil Town	535,458	457,003	-14.7%
Crothersville Civil Town	223,842	191,137	-14.6%
Medora Civil Town	53,496	47,880	-10.5%
Medora Community School Corporation	771,913	837,261	8.5%
Seymour Community School Corporation	19,059,535	18,361,866	-3.7%
Brownstown Central Community School Corporation	5,970,092	6,157,220	3.1%
Crothersville Community School Corporation	2,499,390	2,373,483	-5.0%
Brownstown Public Library	250,438	235,667	-5.9%
Jackson County Public Library	1,348,344	1,315,750	-2.4%
Pershing Fire District	37,835	39,491	4.4%