

# 2010 Property Tax Report

## Jasper County

### with comparisons between 2007 and 2010



Legislative Services Agency

July 2010

This report describes property tax changes in Jasper 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 Jasper 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 Jasper County

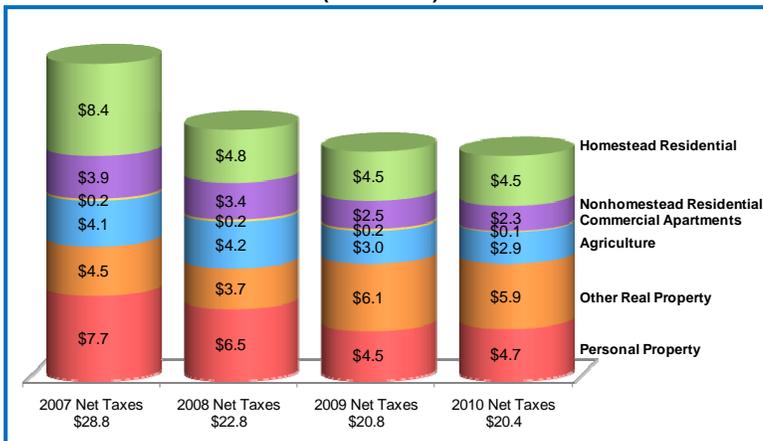
	2009 to 2010		2007 to 2010		
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total	
<b>Summary Change in Tax Bill</b>					
Higher Tax Bill	939	12.4%	189	2.5%	97.4% of homeowners saw lower tax bills in 2010 than in 2007.
No Change	102	1.3%	10	0.1%	
Lower Tax Bill	6,517	86.2%	7,359	97.4%	
<b>Average Change in Tax Bill</b>	<b>-3.1%</b>		<b>-53.2%</b>		
<b>Detailed Change in Tax Bill</b>					
20% or More	157	2.1%	155	2.1%	84.8% of homeowners saw tax decreases of between 1% and 19% from 2009 to 2010.
10% to 19%	144	1.9%	17	0.2%	
1% to 9%	638	8.4%	17	0.2%	
0%	102	1.3%	10	0.1%	
-1% to -9%	4,847	64.1%	34	0.4%	
-10% to -19%	1,568	20.7%	48	0.6%	
-20% to -29%	35	0.5%	79	1.0%	
-30% to -39%	20	0.3%	169	2.2%	
-40% to -49%	15	0.2%	1,489	19.7%	
-50% to -59%	6	0.1%	3,345	44.3%	
-60% to -69%	7	0.1%	1,629	21.6%	The largest percentage of homeowners have seen between a 50% and 69% decrease in their tax bills from 2007 to 2010.
-70% to -79%	7	0.1%	320	4.2%	
-80% to -89%	5	0.1%	110	1.5%	
-90% to -99%	1	0.0%	43	0.6%	
-100%	6	0.1%	93	1.2%	
<b>Total</b>	<b>7,558</b>	<b>100.0%</b>	<b>7,558</b>	<b>100.0%</b>	

Note: Percentages may not total due to rounding.

#### Jasper County Overview

The decline in homeowner tax bills was similar to the state average of 2.1%. Property tax levies decreased 1.2% in Jasper County in 2010, compared to the state average increase of 2.4%. Levies were decreased for the county general fund and for debt service funds in the City of Rensselaer and the Rensselaer Central School Corporation. The Kankakee Valley School Corporation passed a debt referendum, but offset this levy increase with a reduction in another debt service fund. Jasper County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Jasper County provides substantial local property tax credits funded by local income tax revenue.

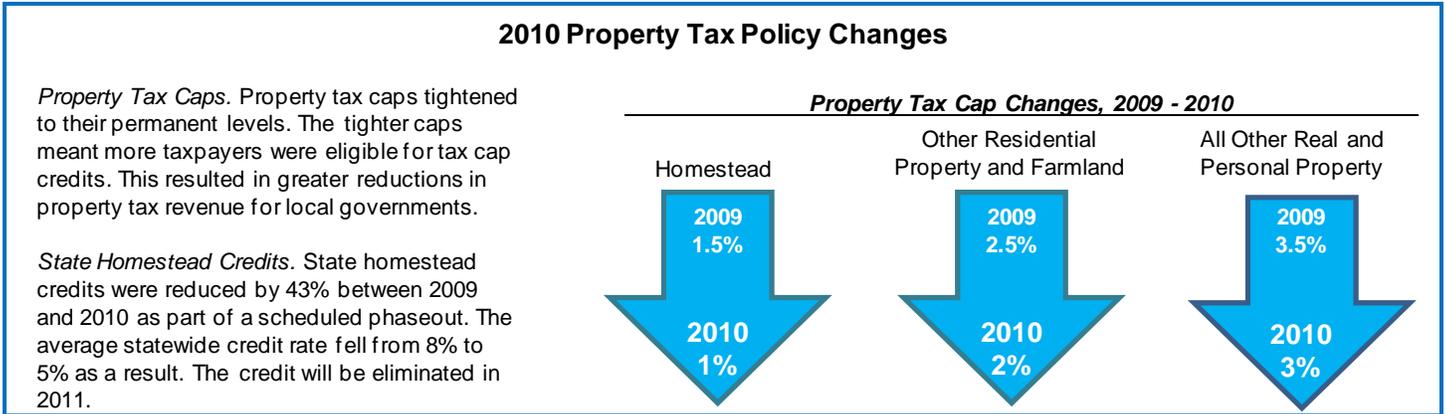
#### Comparison of Net Property Tax by Property Type (In Millions)



Net tax bills for all taxpayers decreased 2.4% in Jasper County from 2009 to 2010. This was larger than the statewide reduction of 1.4%. In 2010 apartment owners saw a 19.3% decrease in tax bills. This large decrease was partly due to assessed value reductions for two apartment parcels. Tax bills for existing apartment parcels declined by 10.8%. The main causes were levy reductions and an increase in the LOIT-funded property tax credit rate. The levy reductions and property tax credit rate increase also affected nonhomestead residential property (mostly small rental residences), which saw a 7.2% decrease in tax bills. Other real property, mostly commercial and industrial land and buildings, saw a 3.9% decrease, while

personal property, mostly equipment, saw a 4.1% increase in tax bills in 2010. This was mainly because of the decrease in Jasper County property tax levies and changes in assessed value. Business real property assessments increased by 3% while business personal property assessments grew by 7.8%. Commercial and industrial property did not benefit from the tightened tax caps because Jasper County's tax rates were not high enough for this type of property to qualify for tax cap credits.

Agricultural business property saw a 5.8% decrease in tax payments in 2010 because of the Jasper County tax levy decreases and LOIT-funded credits, even with the 4% increase in the base rate of farmland, from \$1,200 to \$1,250 per acre.



**Tax Cap Credits**

Tax cap credits in Jasper County in 2010 amounted to 0.0% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was due to the significantly lower-than-average tax rates in the county plus the LOIT-funded property tax credits. Tax rates were not high enough for any property to qualify for circuit breaker credits under the 1%, 2%, and 3% caps. Low-income, elderly homeowners received \$11 in circuit breaker credits.

**2010 Circuit Breaker Credits by Cap Category  
Jasper County Total \$11**

1%	2%	3%	Elderly
\$0	\$0	\$0	\$11
0.0%	0.0%	0.0%	100.0%

**The Effects of Recession**

In Jasper County the recession 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 4.8% in December 2007 to 9.7% in July 2009. Despite job losses, local income tax revenue grew by 1.7%.

**Jasper County Gross Assessed Value by Property Type**

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,293,371,000	1,315,622,490	1.7%
Other Residential	216,129,800	221,291,800	2.4%
Ag Business/Land	367,965,600	376,257,300	2.3%
Business Real/Personal	1,348,721,620	1,416,987,650	5.1%
<b>Total</b>	<b>\$3,226,188,020</b>	<b>\$3,330,159,240</b>	<b>3.2%</b>

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 Jasper County, the gross assessed value of business real and personal property rose 5.1% in 2010. Other assessment categories also increased, and total gross assessed value in Jasper County rose 3.2%. 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.

### Jasper County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change		
					2007-2008	2008-2009	2009-2010
<i>County Total</i>	38,987,440	41,054,860	24,527,032	24,244,333	5.3%	-40.3%	-1.2%
State Unit	48,146	50,524	0	0	4.9%	-100.0%	
Jasper County	7,663,263	7,587,069	6,050,272	5,729,390	-1.0%	-20.3%	-5.3%
Barkley Township	11,134	11,236	11,220	11,103	0.9%	-0.1%	-1.0%
Carpenter Township	81,152	82,430	80,737	77,178	1.6%	-2.1%	-4.4%
Gillam Township	37,143	37,900	36,969	25,852	2.0%	-2.5%	-30.1%
Hanging Grove Township	16,611	16,623	16,358	16,453	0.1%	-1.6%	0.6%
Jordan Township	18,283	18,682	18,465	18,458	2.2%	-1.2%	0.0%
Kankakee Township	60,362	60,611	59,193	55,430	0.4%	-2.3%	-6.4%
Keener Township	294,400	227,135	215,507	214,570	-22.8%	-5.1%	-0.4%
Marion Township	93,145	92,729	89,066	88,715	-0.4%	-4.0%	-0.4%
Milroy Township	0	0	0	0			
Newton Township	23,715	21,530	22,476	22,363	-9.2%	4.4%	-0.5%
Union Township	13,319	13,338	13,266	12,876	0.1%	-0.5%	-2.9%
Walker Township	65,645	100,278	91,436	91,476	52.8%	-8.8%	0.0%
Wheatfield Township	66,417	69,283	64,756	58,290	4.3%	-6.5%	-10.0%
Rensselaer Civil City	1,174,941	1,189,665	1,308,364	1,125,863	1.3%	10.0%	-13.9%
Demotte Civil Town	785,207	795,085	755,663	737,292	1.3%	-5.0%	-2.4%
Remington Civil Town	302,240	290,743	250,475	271,889	-3.8%	-13.9%	8.5%
Wheatfield Civil Town	101,952	104,836	101,622	102,988	2.8%	-3.1%	1.3%
Kankakee Valley School Corp	16,986,313	18,242,784	8,795,840	9,082,493	7.4%	-51.8%	3.3%
Rensselaer Central School Corp	6,689,255	7,562,593	3,684,986	3,384,219	13.1%	-51.3%	-8.2%
West Central School Corp	515,821	497,074	256,771	287,925	-3.6%	-48.3%	12.1%
Tri County School Corp	2,473,056	2,472,612	1,107,868	1,358,963	0.0%	-55.2%	22.7%
Remington Public Library	70,214	70,968	69,971	68,226	1.1%	-1.4%	-2.5%
Jasper County Public Library	1,395,706	1,439,132	1,425,751	1,402,321	3.1%	-0.9%	-1.6%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0			
Remington Redevelopment Comm	0	0	0	0			
Rensselaer Redevelopment Comm	0	0	0	0			

### Jasper 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	CREDIT Residential	LOIT Homestead	LOIT Residential	
37002	Carpenter Township	1.1791	30.6806%	6.5479%	--	--	--	--	--	0.7401
37003	Remington Corp (Carpenter)	1.7593	30.6806%	6.5479%	--	--	--	--	--	1.1043
37019	Barkley Township	0.9398	30.6806%	6.5479%	--	--	--	--	--	0.5899
37020	Gillam Township	1.0051	30.6806%	6.5479%	--	--	--	--	--	0.6309
37021	Hanging Grove Township	0.9765	30.6806%	6.5479%	--	--	--	--	--	0.6130
37022	Jordan Township	0.9764	30.6806%	6.5479%	--	--	--	--	--	0.6129
37023	Kankakee Township	1.0866	30.6806%	6.5479%	--	--	--	--	--	0.6821
37024	Keener Township	1.1328	30.6806%	6.5479%	--	--	--	--	--	0.7111
37025	Demotte Corp (Keener)	1.6558	30.6806%	6.5479%	--	--	--	--	--	1.0394
37026	Marion Township	0.9878	30.6806%	6.5479%	--	--	--	--	--	0.6201
37027	Rensselaer Corp (Marion)	1.5116	30.6806%	6.5479%	--	--	--	--	--	0.9489
37028	Milroy Township	0.9261	30.6806%	6.5479%	--	--	--	--	--	0.5813
37029	Newton Township	0.9613	30.6806%	6.5479%	--	--	--	--	--	0.6034
37030	Union Township North	1.0877	30.6806%	6.5479%	--	--	--	--	--	0.6828
37031	Union Township South	0.9379	30.6806%	6.5479%	--	--	--	--	--	0.5887
37032	Walker Township	1.1354	30.6806%	6.5479%	--	--	--	--	--	0.7127
37033	Wheatfield Township	1.1181	30.6806%	6.5479%	--	--	--	--	--	0.7018
37034	Wheatfield Corp (Wheatfield)	1.5607	30.6806%	6.5479%	--	--	--	--	--	0.9797

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.

### Jasper 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>	0	0	0	11	11	24,244,333	0.0%
<i>TIF Total</i>	0	0	0	0	0	804,184	0.0%
<i>County Total</i>	0	0	0	11	11	25,048,517	0.0%
Jasper County	0	0	0	2	2	5,729,390	0.0%
Barkley Township	0	0	0	0	0	11,103	0.0%
Carpenter Township	0	0	0	0	0	77,178	0.0%
Gillam Township	0	0	0	0	0	25,852	0.0%
Hanging Grove Township	0	0	0	0	0	16,453	0.0%
Jordan Township	0	0	0	0	0	18,458	0.0%
Kankakee Township	0	0	0	0	0	55,430	0.0%
Keener Township	0	0	0	0	0	214,570	0.0%
Marion Township	0	0	0	0	0	88,715	0.0%
Milroy Township	0	0	0	0	0	0	0.0%
Newton Township	0	0	0	0	0	22,363	0.0%
Union Township	0	0	0	0	0	12,876	0.0%
Walker Township	0	0	0	0	0	91,476	0.0%
Wheatfield Township	0	0	0	0	0	58,290	0.0%
Rensselaer Civil City	0	0	0	3	3	1,125,863	0.0%
Demotte Civil Town	0	0	0	0	0	737,292	0.0%
Remington Civil Town	0	0	0	0	0	271,889	0.0%
Wheatfield Civil Town	0	0	0	0	0	102,988	0.0%
Kankakee Valley School Corp	0	0	0	2	2	9,082,493	0.0%
Rensselaer Central School Corp	0	0	0	3	3	3,384,219	0.0%
West Central School Corp	0	0	0	0	0	287,925	0.0%
Tri County School Corp	0	0	0	0	0	1,358,963	0.0%
Remington Public Library	0	0	0	0	0	68,226	0.0%
Jasper County Public Library	0	0	0	1	1	1,402,321	0.0%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0	0	0	0.0%
Remington Redevelopment Comm	0	0	0	0	0	0	0.0%
Rensselaer Redevelopment Comm	0	0	0	0	0	0	0.0%
TIF - Carpenter Township	0	0	0	0	0	288,737	0.0%
TIF - Remington Corp (Carpenter)	0	0	0	0	0	94,688	0.0%
TIF - Rensselaer Corp (Marion)	0	0	0	0	0	420,759	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.