

PROPERTY TAXES IN JOHNSON COUNTY, INDIANA, 2007-2008



Legislative Services Agency

October 2008

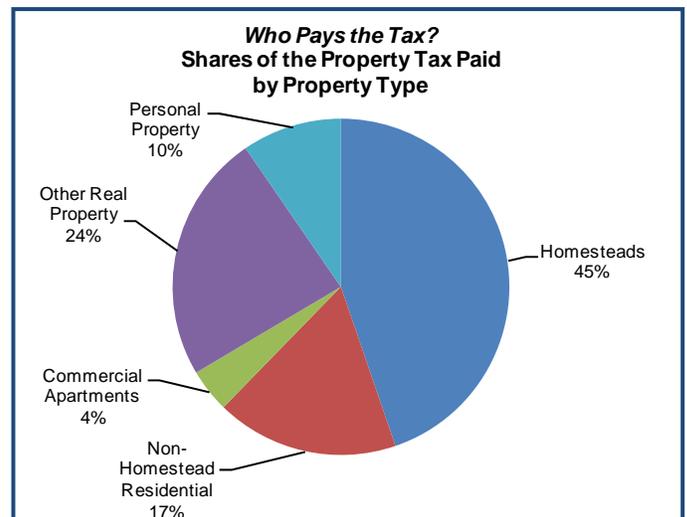
The Indiana General Assembly enacted major property tax reforms in 2008. These reforms are intended to provide substantial tax relief to homeowners. Starting in 2009, property taxes for the school general fund, county welfare funds, and several other funds will be eliminated, and their costs taken over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

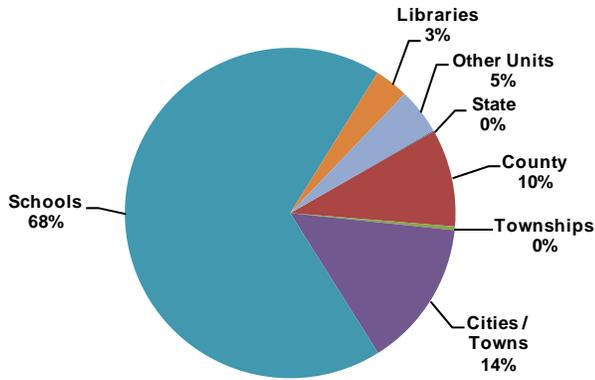
In Johnson County, the average homeowner saw their tax bill decrease by 23.6% for 2008, with 96.1% of homeowners seeing decreases. Without the added homestead credit, the average tax bill would have decreased by 0.6%, and 60.6% of homeowners would have seen tax bill decreases.

In Johnson County, 45% of property taxes are paid by homeowners (homesteads are primary residences, occupied by their owners); 17% are paid by owners of smaller rental housing units or owners of second homes (non-homestead residential); 4% are paid by owners of larger rental housing units (commercial apartments); and 34% 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	261	0.8%	2,220	6.9%
10% to 19%	267	0.8%	3,012	9.4%
1% to 9%	684	2.1%	7,283	22.8%
0%	39	0.1%	56	0.2%
-1% to -9%	1,897	5.9%	13,352	41.8%
-10% to -19%	5,268	16.5%	4,723	14.8%
-20% to -29%	14,517	45.4%	738	2.3%
-30% to -39%	7,572	23.7%	310	1.0%
-40% to -49%	998	3.1%	132	0.4%
-50% to -59%	279	0.9%	53	0.2%
-60% to -69%	92	0.3%	26	0.1%
-70% to -79%	36	0.1%	13	0.0%
-80% to -89%	13	0.0%	6	0.0%
-90% to -99%	8	0.0%	7	0.0%
-100%	17	0.1%	17	0.1%
Total	31,948	100.0%	31,948	100.0%
Higher Tax Bill	1,212	3.8%	12,515	39.2%
No Change	39	0.1%	56	0.2%
Lower Tax Bill	30,697	96.1%	19,377	60.6%
Average Change in Tax Bill	-23.6%		-0.6%	



Who Gets the Revenue?
Property Tax Levies by Government Type



On average, Johnson County property tax levies increased 2.9% from 2007 to 2008. This is lower than the expected statewide average increase of 5%. The largest levy increases were in the Franklin School Corporation's debt service fund, and the Center Grove School Corporation's general and debt service funds.

In Johnson County, school corporations receive 68% of all property taxes. The county and the cities and towns receive most of the rest. Townships, library districts, special districts, 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.

Taxing Unit	2007	2008	Change
	Levy	Levy	
County Total	\$167,646,619	\$172,463,534	2.9%
State Unit	159,386	162,732	2.1%
Johnson County	17,346,469	16,435,890	-5.2%
Blue River Township	53,875	55,253	2.6%
Clark Township	51,648	53,291	3.2%
Franklin Township	162,607	164,920	1.4%
Hensley Township	9,755	9,915	1.6%
Needham Township	18,070	18,640	3.2%
Nineveh Township	23,460	23,144	-1.3%
Pleasant Township	94,443	97,837	3.6%
White River Township	212,414	220,857	4.0%
Franklin Civil City	9,857,911	10,089,358	2.3%
Greenwood Civil City	11,239,407	10,952,340	-2.6%
Bargersville Civil Town	490,037	451,282	-7.9%
Edinburgh Civil Town	1,840,258	1,871,147	1.7%
New Whiteland Civil Town	645,136	656,412	1.7%
Princes Lakes Civil Town	211,690	215,089	1.6%
Trafalgar Civil Town	199,211	214,506	7.7%
Whiteland Civil Town	399,276	412,022	3.2%
Clark-Pleasant Community School Corporation	24,848,973	25,491,646	2.6%
Center Grove Community School Corporation	37,797,335	39,796,466	5.3%
Edinburgh Community School Corporation	2,877,073	3,053,175	6.1%
Franklin Community School Corporation	23,564,293	27,142,178	15.2%
Greenwood Community School Corporation	16,022,694	15,170,453	-5.3%
Nineveh-Hensley-Jackson United School Corporation	6,078,173	6,206,202	2.1%
Edinburgh-Wright-Hageman Public Library	145,794	150,415	3.2%
Greenwood Public Library	1,363,464	1,180,183	-13.4%
Johnson County Public Library	4,653,002	4,378,842	-5.9%
White River Township Fire	4,051,042	4,171,628	3.0%
Amity Fire Protection	128,937	132,507	2.8%
Nineveh Fire Protection District	89,207	87,938	-1.4%
Needham Fire Protection District	60,306	63,594	5.5%
Bargersville Fire Protection	1,728,548	1,811,335	4.8%
Whiteland Fire Protection	177,196	365,141	106.1%
Hensley Fire Protection	193,032	170,389	-11.7%
Johnson County Solid Waste	365,259	372,927	2.1%
White Lake Conservancy District	22,087	23,905	8.2%
Northeast Lake Conservancy District	1,499	2,459	64.0%
Hants Lake Conservancy District	6,917	10,194	47.4%
North Lake Conservancy District	11,991	11,760	-1.9%
Franklin City Redevelopment Commission	216,514	189,298	-12.6%
Greenwood Redevelopment Commission	228,230	376,264	64.9%