

2013 Knox County Property Tax Report with Comparison to 2012

Legislative Services Agency

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This report describes property tax changes in Knox County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Knox County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	9.3%	\$36,007,026	\$1,764,202,415	10.8%
Change		7.5%	2.0%	
2012	2.3%	\$33,503,606	\$1,728,772,084	10.1%

Comparable Homestead Property Tax Changes in Knox County

The total tax bill for all taxpayers in Knox County increased by 9.3% in 2013. The main reason was a 7.5% increase in the total property tax levy. In this reassessment year, certified net assessed value increased by 2.0%. The large levy increase more than offset this assessment increase, so the average tax rate increased. This caused tax cap credits as a share of the levy to rise to 10.8% in 2013 from 10.1% in 2012.

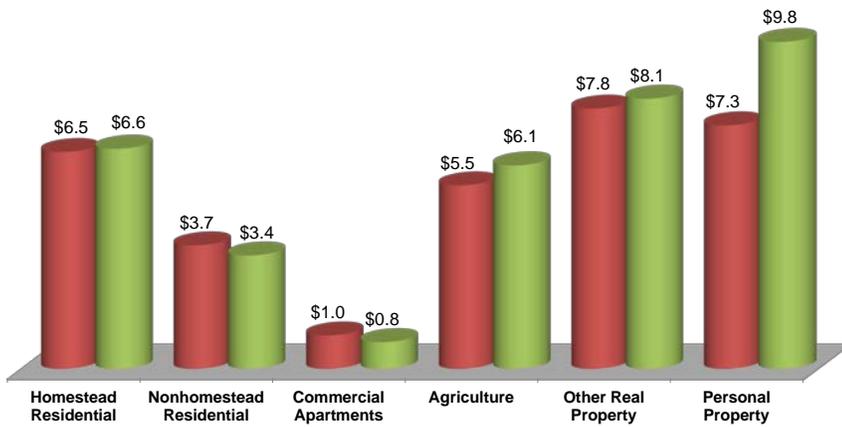
Knox County homeowners experienced a small 1.3% increase in property tax bills in 2013. This was due to an increase in property tax rates which more than offset a small decline in homestead net assessed value. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	5,046	48.5%
No Change	651	6.3%
Lower Tax Bill	4,707	45.2%
Average Change in Tax Bill	1.3%	
Detailed Change in Tax Bill		
20% or More	2,169	20.8%
10% to 19%	1,030	9.9%
1% to 9%	1,847	17.8%
-1% to 1%	651	6.3%
-1% to -9%	1,727	16.6%
-10% to -19%	1,087	10.4%
-20% or More	1,893	18.2%
Total	10,404	100.0%

Note: Percentages may not total due to rounding.

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

■ 2012 - Total \$31.8 ■ 2013 - Total \$34.8



In Knox County most net property taxes were paid by business (other real and personal) property owners in 2013. Total net property taxes increased 9.3%, more than the average 2.1% increase statewide. Personal property saw the biggest increase, while commercial apartment net taxes decreased by the largest percentage.

Property tax rates increased in 22 of 24 Knox County tax districts in 2013. The average tax rate rose by 5.4%, because a large levy increase more than offset an increase in net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Knox County increased by 7.5%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Knox County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$939,517,860	\$926,832,181	-1.4%	\$328,908,003	\$325,094,498	-1.2%
Other Residential	240,416,519	220,621,623	-8.2%	237,599,826	218,476,043	-8.0%
Ag Business/Land	415,092,540	440,632,921	6.2%	413,273,234	438,454,138	6.1%
Business Real/Personal	1,016,468,738	1,087,700,146	7.0%	826,131,538	947,453,400	14.7%
Total	\$2,611,495,657	\$2,675,786,871	2.5%	\$1,805,912,601	\$1,929,478,079	6.8%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Knox County's total billed net assessed value increased substantially, by 6.8% in 2013. Increases in business assessments, mostly personal property, were the main reason. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$661,793	\$778,032	\$116,239	17.6%
2%	1,665,839	2,095,257	429,418	25.8%
3%	1,197,178	1,276,047	78,870	6.6%
Elderly	9,001	9,578	577	6.4%
Total	\$3,533,810	\$4,158,914	\$625,104	17.7%
% of Levy	10.1%	10.8%		

Total tax cap credits in Knox County were \$4.2 million, which was 10.8% of the levy. This was near the state average of 10.9%, but more than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Knox County's average tax rate was near the median rate statewide, but

below the average rate statewide. Knox County tax cap credits as a share of the levy were near the statewide average because tax rates were greater than \$3 per \$100 assessed value in two big districts. About half of Knox County's tax cap credits were in the 2% nonhomestead residential/farmland category. Most of the rest were in the 3% business category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Knox County increased \$625,104 between 2012 and 2013. Credits as a share of the total levy rose from 10.1% in 2012 to 10.8% in 2013.

Knox County Levy Comparison by Taxing Unit

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
County Total	30,415,060	31,603,747	34,891,611	33,503,606	36,007,026	3.9%	10.4%	-4.0%	7.5%
Knox County	7,031,836	7,283,101	7,429,009	7,744,898	8,279,402	3.6%	2.0%	4.3%	6.9%
Busseron Township	49,194	51,602	53,278	44,738	43,094	4.9%	3.2%	-16.0%	-3.7%
Decker Township	35,075	36,674	37,633	38,055	39,663	4.6%	2.6%	1.1%	4.2%
Harrison Township	111,451	103,797	81,743	103,239	103,533	-6.9%	-21.2%	26.3%	0.3%
Johnson Township	29,270	31,156	30,222	32,922	33,880	6.4%	-3.0%	8.9%	2.9%
Palmyra Township	117,619	101,288	103,129	104,183	90,882	-13.9%	1.8%	1.0%	-12.8%
Steen Township	54,468	41,977	59,056	53,126	62,606	-22.9%	40.7%	-10.0%	17.8%
Vigo Township	67,527	76,377	86,058	87,685	84,323	13.1%	12.7%	1.9%	-3.8%
Vincennes Township	224,448	232,709	238,524	246,048	252,811	3.7%	2.5%	3.2%	2.7%
Washington Township	115,136	122,477	122,065	129,512	129,538	6.4%	-0.3%	6.1%	0.0%
Widner Township	55,791	54,012	54,850	55,677	87,820	-3.2%	1.6%	1.5%	57.7%
Vincennes Civil City	6,741,870	7,050,016	7,191,911	7,555,110	7,617,125	4.6%	2.0%	5.1%	0.8%
Bicknell Civil City	731,803	759,994	359,665	361,622	827,080	3.9%	-52.7%	0.5%	128.7%
Bruceville Civil Town	60,847	63,160	64,824	66,871	63,507	3.8%	2.6%	3.2%	-5.0%
Decker Civil Town	13,310	13,815	14,189	14,215	15,038	3.8%	2.7%	0.2%	5.8%
Edwardsport Civil Town	23,718	23,508	24,701	25,478	26,192	-0.9%	5.1%	3.1%	2.8%
Monroe City Civil Town	18,209	18,902	19,411	19,998	20,574	3.8%	2.7%	3.0%	2.9%
Oaktown Civil Town	38,841	37,569	39,961	38,607	39,692	-3.3%	6.4%	-3.4%	2.8%
Sandborn Civil Town	41,998	43,585	44,748	46,124	44,201	3.8%	2.7%	3.1%	-4.2%
Wheatland Civil Town	37,603	39,031	40,063	41,321	42,480	3.8%	2.6%	3.1%	2.8%
North Knox School Corp	2,910,095	2,624,237	3,284,351	2,852,060	2,943,565	-9.8%	25.2%	-13.2%	3.2%
South Knox School Corp	3,624,005	3,337,686	3,754,735	3,828,277	4,027,594	-7.9%	12.5%	2.0%	5.2%
Vincennes Community School Corp	5,905,731	7,052,307	9,394,351	7,531,438	8,578,132	19.4%	33.2%	-19.8%	13.9%
Bicknell Public Library	108,037	112,195	115,062	118,678	122,020	3.8%	2.6%	3.1%	2.8%
Knox County Public Library	1,012,777	1,053,950	1,051,402	1,057,019	1,087,372	4.1%	-0.2%	0.5%	2.9%
Vincennes Township Fire	967,661	941,703	920,633	985,442	1,017,797	-2.7%	-2.2%	7.0%	3.3%
South Vigo Township Fire	70,381	70,539	70,632	69,921	80,069	0.2%	0.1%	-1.0%	14.5%
Vigo Central Community Fire	52,373	54,323	55,765	57,527	59,066	3.7%	2.7%	3.2%	2.7%
Johnson Township Community Fire	163,986	172,057	149,640	193,815	187,970	4.9%	-13.0%	29.5%	-3.0%
Knox County Solid Waste Management Dist	0	0	0	0	0				
Vincennes Redevelopment Commission	0	0	0	0	0				

Knox County 2013 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	
42001	Busseron Township	1.1017	--	--	--	--	--	1.1017
42002	Oaktown Town	1.5831	--	--	--	--	--	1.5831
42003	Decker Township	1.4545	--	--	--	--	--	1.4545
42004	Harrison Township	1.4469	--	--	--	--	--	1.4469
42005	Monroe City Town	1.6753	--	--	--	--	--	1.6753
42006	Johnson Township	1.6197	--	--	--	--	--	1.6197
42007	Decker Town	2.5477	--	--	--	--	--	2.5477
42008	Palmyra Township	1.4599	--	--	--	--	--	1.4599
42009	Steen Township	1.4235	--	--	--	--	--	1.4235
42010	Wheatland Town	1.8121	--	--	--	--	--	1.8121
42011	Vigo-South Township	1.4317	--	--	--	--	--	1.4317
42012	Bicknell City-Vigo Township	2.8904	--	--	--	--	--	2.8904
42013	Edwardsport Town	1.9893	--	--	--	--	--	1.9893
42014	Sandborn Town	1.9614	--	--	--	--	--	1.9614
42018	Washington Township	1.2299	--	--	--	--	--	1.2299
42019	Bicknell City-Washington Twp	2.9278	--	--	--	--	--	2.9278
42020	Bruceville Civil Town	2.2761	--	--	--	--	--	2.2761
42021	Widner Township	1.1616	--	--	--	--	--	1.1616
42022	Vincennes City I	3.5328	--	--	--	--	--	3.5328
42023	Vincennes Twp-Vincennes School	2.0863	--	--	--	--	--	2.0863
42024	Vincennes Twp-South Knox School	1.6954	--	--	--	--	--	1.6954
42025	Vigo-North Township	1.1059	--	--	--	--	--	1.1059
42026	Vigo-Central Township	1.0821	--	--	--	--	--	1.0821
42027	Vincennes City II	3.1885	--	--	--	--	--	3.1885

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.

Knox County 2013 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>	778,032	1,990,457	1,117,748	9,578	3,895,815	36,007,026	10.8%
<i>TIF Total</i>	0	104,799	158,299	0	263,098	2,451,150	10.7%
<i>County Total</i>	778,032	2,095,257	1,276,047	9,578	4,158,914	38,458,176	10.8%
Knox County	110,471	273,097	149,223	1,800	534,591	8,279,402	6.5%
Busseron Township	0	0	0	6	6	43,094	0.0%
Decker Township	0	0	0	0	0	39,663	0.0%
Harrison Township	0	0	0	51	51	103,533	0.0%
Johnson Township	0	54	0	2	56	33,880	0.2%
Palmyra Township	0	0	0	0	0	90,882	0.0%
Steen Township	0	0	0	21	21	62,606	0.0%
Vigo Township	19	1,152	0	17	1,188	84,323	1.4%
Vincennes Township	7,951	17,701	10,779	60	36,491	252,811	14.4%
Washington Township	2	517	0	1	519	129,538	0.4%
Widner Township	0	0	0	14	14	87,820	0.0%
Vincennes Civil City	345,007	877,598	544,839	2,904	1,770,348	7,617,125	23.2%
Bicknell Civil City	1,529	102,912	0	802	105,243	827,080	12.7%
Bruceville Civil Town	36	2,558	0	16	2,610	63,507	4.1%
Decker Civil Town	0	1,265	0	0	1,265	15,038	8.4%
Edwardsport Civil Town	0	0	0	23	23	26,192	0.1%
Monroe City Civil Town	0	0	0	1	1	20,574	0.0%
Oaktown Civil Town	0	0	0	30	30	39,692	0.1%
Sandborn Civil Town	0	0	0	8	8	44,201	0.0%
Wheatland Civil Town	0	0	0	0	0	42,480	0.0%
North Knox School Corp	452	30,492	0	558	31,503	2,943,565	1.1%
South Knox School Corp	0	1,117	0	825	1,942	4,027,594	0.0%
Vincennes Community School Corp	283,827	631,915	384,808	2,130	1,302,679	8,578,132	15.2%
Bicknell Public Library	37	2,478	0	32	2,547	122,020	2.1%
Knox County Public Library	17,146	38,432	23,244	227	79,048	1,087,372	7.3%
Vincennes Township Fire	11,555	8,872	4,856	29	25,312	1,017,797	2.5%
South Vigo Township Fire	0	0	0	0	0	80,069	0.0%
Vigo Central Community Fire	0	0	0	7	7	59,066	0.0%
Johnson Township Community Fire	0	298	0	14	312	187,970	0.2%
Knox County Solid Waste Mgt Dist	0	0	0	0	0	0	
Vincennes Redevelopment Commission	0	0	0	0	0	0	
TIF - Vincennes City I Expansion TIF	0	2	591	0	593	3,931	15.1%
TIF - Vincennes City I TIF	0	84,743	149,784	0	234,527	1,199,627	19.5%
TIF - PSI Energy TIF	0	0	0	0	0	1,039,147	0.0%
TIF - Vincennes City II TIF	0	20,055	7,923	0	27,978	208,445	13.4%

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.