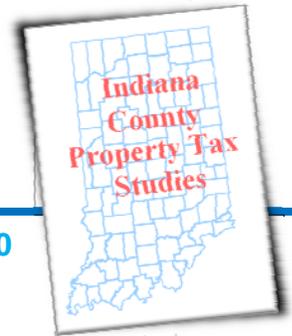


# 2010 Property Tax Report

## Kosciusko County

### with comparisons between 2007 and 2010



Legislative Services Agency

July 2010

This report describes property tax changes in Kosciusko 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 Kosciusko 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 Kosciusko 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	8,434	47.0%	2,252	12.6%
No Change	126	0.7%	39	0.2%
Lower Tax Bill	9,377	52.3%	15,646	87.2%
<b>Average Change in Tax Bill</b>	<b>-0.7%</b>		<b>-17.5%</b>	
<b>Detailed Change in Tax Bill</b>				
20% or More	603	3.4%	873	4.9%
10% to 19%	666	3.7%	435	2.4%
1% to 9%	7,165	39.9%	944	5.3%
0%	126	0.7%	39	0.2%
-1% to -9%	8,466	47.2%	2,781	15.5%
-10% to -19%	571	3.2%	3,429	19.1%
-20% to -29%	161	0.9%	3,730	20.8%
-30% to -39%	63	0.4%	2,905	16.2%
-40% to -49%	33	0.2%	1,624	9.1%
-50% to -59%	24	0.1%	656	3.7%
-60% to -69%	19	0.1%	211	1.2%
-70% to -79%	6	0.0%	117	0.7%
-80% to -89%	10	0.1%	56	0.3%
-90% to -99%	8	0.0%	34	0.2%
-100%	16	0.1%	103	0.6%
<b>Total</b>	<b>17,937</b>	<b>100.0%</b>	<b>17,937</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

The average homeowner saw a 0.7% tax bill decrease from 2009 to 2010.

87.2% of homeowners saw lower tax bills in 2010 than in 2007.

Homestead taxes in 2010 were still 17.5% lower than they were in 2007, before the property tax reforms.

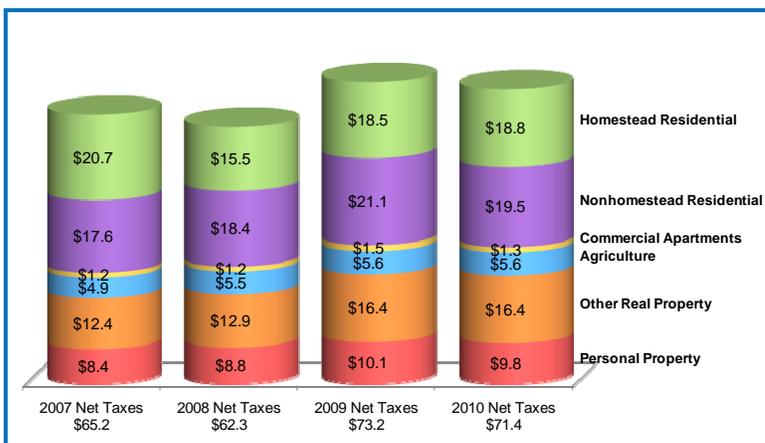
87.8% of homeowners saw tax changes ranging between +9% and -9% from 2009 to 2010.

The largest percentage of homeowners have seen between a 10% and 29% decrease in their tax bills from 2007 to 2010.

### Kosciusko County Overview

The decline in homeowner tax bills was similar to the state average of 2.1%. Property tax levies decreased 0.7% in Kosciusko County in 2010, less than the state average increase of 2.4%. An increase in the City of Warsaw's fire protection levies was more than offset by decreases in the debt service levies of the Wawasee and Warsaw School Corporations. But Kosciusko County homeowners benefitted less from the one percent property tax cap than did homeowners in the average county, primarily because Kosciusko tax rates tend to be lower than the state average. Kosciusko County does not provide local homestead credits.

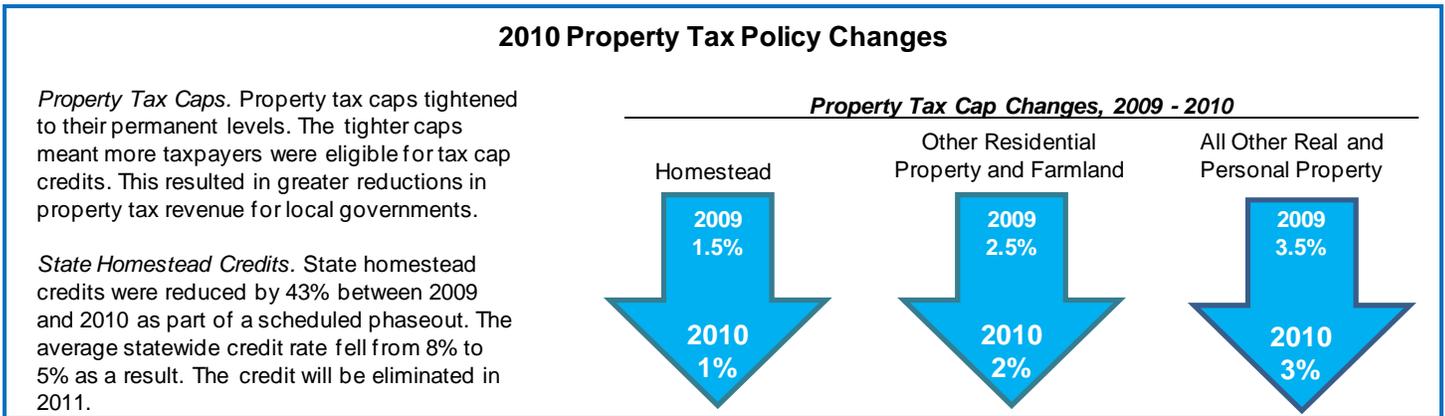
### Comparison of Net Property Tax by Property Type (In Millions)



Net tax bills for all taxpayers decreased 2.3% in Kosciusko County from 2009 to 2010. This was larger than the statewide reduction of 1.4%. In 2010 apartment owners saw a 9.3% decrease in tax bills. This large decrease was partially due to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 7.6% decrease in tax bills. Other real property, mostly commercial and industrial land and buildings, saw a 0.1% increase. Personal property, mostly equipment, saw a 2.9% decrease in tax bills in 2010. These changes in tax bills were mainly due to changes in assessed value. Business real property assessments increased by 1.5%. Business personal

property assessments grew by 3.7%, but the net taxable value after deductions and exemptions declined by 3.5%. Commercial and industrial property did not benefit from the tightened tax caps, because Kosciusko County's tax rates were not high enough for this type of property to qualify for tax cap credits.

Agricultural business property saw a 1% increase in tax payments in 2010 because of the 4% increase in the base rate of farmland, from \$1,200 to \$1,250 per acre.



### Tax Cap Credits

Tax cap credits in Kosciusko County in 2010 amounted to 1.3% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was mostly due to much lower-than-average tax rates in Kosciusko County. No commercial or industrial properties in the 3% tax cap category qualified for credits because all Kosciusko County tax rates were under \$3. Kosciusko County tax rates were not high enough for either a large share of homesteads to qualify for credits in the 1% category or for a large share of property subject to the 2% cap to qualify for circuit breaker credits.

**2010 Circuit Breaker Credits by Cap Category  
Kosciusko County Total \$891,463**

1%	2%	3%	Elderly
\$304,364	\$552,633	\$0	\$34,465
34.1%	62.0%	0.0%	3.9%

Kosciusko County, Warsaw City, and the Warsaw Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, Nappanee City and the Town of Silver Lake lost the most, at over 8% each. Losses were greatest for units that overlapped the municipalities in the county because these tax districts had the highest tax rates.

### The Effects of Recession

In Kosciusko County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.3% in December 2007 to 11.7% in July 2009. Job losses and income declines contributed to a 15.8% drop in local income tax revenue.

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

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	3,436,548,960	3,478,519,450	1.2%
Other Residential	1,927,403,850	1,950,395,650	1.2%
Ag Business/Land	435,475,060	449,652,760	3.3%
Business Real/Personal	1,904,520,585	1,947,627,410	2.3%
<b>Total</b>	<b>\$7,703,948,455</b>	<b>\$7,826,195,270</b>	<b>1.6%</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 Kosciusko County, the gross assessed value of business real and personal property rose 2.3% in 2010. Other assessment categories increased, and total gross assessed value in Kosciusko County rose 1.6%. 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.

**Kosciusko County Levy Comparison by Taxing Unit**

Taxing Unit	2007	2008	2009	2010	% Change		
					2007-2008	2008-2009	2009-2010
<i>County Total</i>	86,874,500	90,114,563	68,504,134	68,019,063	3.7%	-24.0%	-0.7%
State Unit	138,564	142,533	0	0	2.9%	-100.0%	
<b>Kosciusko County</b>	<b>9,872,711</b>	<b>10,511,760</b>	<b>9,409,560</b>	<b>9,713,845</b>	<b>6.5%</b>	<b>-10.5%</b>	<b>3.2%</b>
Clay Township	57,323	60,771	60,451	61,567	6.0%	-0.5%	1.8%
Etna Township	37,866	45,191	45,686	46,862	19.3%	1.1%	2.6%
Franklin Township	48,373	50,321	52,313	54,297	4.0%	4.0%	3.8%
Harrison Township	98,403	102,742	102,783	106,013	4.4%	0.0%	3.1%
Jackson Township	53,625	56,943	58,089	59,444	6.2%	2.0%	2.3%
Jefferson Township	32,039	33,184	34,449	35,747	3.6%	3.8%	3.8%
Lake Township	36,729	43,972	44,241	45,553	19.7%	0.6%	3.0%
Monroe Township	17,821	18,584	19,327	20,055	4.3%	4.0%	3.8%
Plain Township	301,880	311,751	311,006	320,052	3.3%	-0.2%	2.9%
Prairie Township	56,360	40,046	41,605	43,164	-28.9%	3.9%	3.7%
Scott Township	10,937	18,414	19,124	19,771	68.4%	3.9%	3.4%
Seward Township	64,641	61,466	66,854	62,380	-4.9%	8.8%	-6.7%
Tippecanoe Township	359,884	348,796	352,977	364,169	-3.1%	1.2%	3.2%
Turkey Creek Township	327,486	339,533	1,678,674	1,762,997	3.7%	394.4%	5.0%
Van Buren Township	83,844	87,568	85,972	88,869	4.4%	-1.8%	3.4%
Washington Township	90,723	93,489	95,135	97,840	3.0%	1.8%	2.8%
Wayne Township	658,059	682,353	674,132	417,843	3.7%	-1.2%	-38.0%
Warsaw Civil City	8,109,794	8,346,385	8,635,637	10,737,438	2.9%	3.5%	24.3%
Nappanee Civil City	149,682	161,095	166,400	177,512	7.6%	3.3%	6.7%
Burket Civil Town	18,188	3,539	11,289	11,600	-80.5%	219.0%	2.8%
Claypool Civil Town	68,441	71,956	74,833	77,677	5.1%	4.0%	3.8%
Etna Green Civil Town	72,380	75,042	0	64,340	3.7%	-100.0%	
Leesburg Civil Town	63,133	65,473	68,154	70,725	3.7%	4.1%	3.8%
Mentone Civil Town	207,529	214,521	219,610	228,199	3.4%	2.4%	3.9%
Milford Civil Town	419,582	434,381	444,997	465,828	3.5%	2.4%	4.7%
North Webster Civil Town	307,628	318,371	328,275	340,186	3.5%	3.1%	3.6%
Piercetown Civil Town	179,333	175,856	193,280	192,654	-1.9%	9.9%	-0.3%
Sidney Civil Town	10,939	11,344	11,797	12,246	3.7%	4.0%	3.8%
Silver Lake Civil Town	222,176	229,519	238,017	246,908	3.3%	3.7%	3.7%
Syracuse Civil Town	1,564,492	1,555,868	1,420,715	1,458,809	-0.6%	-8.7%	2.7%
Winona Lake Civil Town	810,267	839,423	861,936	859,258	3.6%	2.7%	-0.3%
Wa-Nee Community School Corp	2,251,187	2,271,139	1,446,537	1,402,024	0.9%	-36.3%	-3.1%
Wawasee Community School Corp	18,544,623	19,559,736	11,870,181	10,075,698	5.5%	-39.3%	-15.1%
Warsaw Community School Corp	27,771,012	28,752,119	19,740,059	18,394,929	3.5%	-31.3%	-6.8%
Tippecanoe Valley School Corp	5,628,671	5,791,225	3,446,593	3,554,475	2.9%	-40.5%	3.1%
Whitko Community School Corp	4,313,616	4,301,383	2,640,958	2,770,585	-0.3%	-38.6%	4.9%
Triton School Corp	891,845	811,170	360,321	385,442	-9.0%	-55.6%	7.0%
Nappanee Public Library	31,477	34,121	36,566	126,637	8.4%	7.2%	246.3%
Milford Public Library	125,630	135,584	140,987	146,265	7.9%	4.0%	3.7%
Piercetown Public Library	44,684	46,223	48,134	49,952	3.4%	4.1%	3.8%
Syracuse Public Library	291,116	296,574	307,999	319,664	1.9%	3.9%	3.8%
Warsaw Community Public Library	1,627,269	1,678,243	1,722,221	1,797,138	3.1%	2.6%	4.4%
Bell Memorial Public Library	206,798	208,294	221,822	223,382	0.7%	6.5%	0.7%
North Webster Library	306,742	317,881	330,762	343,113	3.6%	4.1%	3.7%
Kosciusko County Solid Waste Mgt Dist	161,658	160,349	164,893	165,911	-0.8%	2.8%	0.6%
Winona Lake Redevelopment Comm	0	18,090	18,769	0		3.8%	-100.0%
Warsaw City Redevelopment Comm	127,340	180,242	180,014	0	41.5%	-0.1%	-100.0%
Milford Town Redevelopment Comm	0	0	0	0			
Piercetown Town Redevelopment Comm	0	0	0	0			
Kosciusko County Redevelopment Comm	0	0	0	0			
Claypool Redevelopment Comm	0	0	0	0			

## Kosciusko 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	CEDIT Residential	LOIT Homestead	LOIT Residential	
43001	Clay Township	1.1406	--	3.5091%	--	--	--	--	--	1.1006
43002	Claypool Town	2.2180	--	3.5091%	--	--	--	--	--	2.1402
43003	Etna Township	0.9908	--	3.5091%	--	--	--	--	--	0.9560
43004	Etna Green Town	1.4831	--	3.5091%	--	--	--	--	--	1.4311
43005	Franklin Township	1.4463	--	3.5091%	--	--	--	--	--	1.3955
43009	Jackson Township	1.5365	--	3.5091%	--	--	--	--	--	1.4826
43010	Sidney Town	2.0384	--	3.5091%	--	--	--	--	--	1.9669
43011	Jefferson Township,West	1.6504	--	3.5091%	--	--	--	--	--	1.5925
43012	Jefferson Township,East	0.6901	--	3.5091%	--	--	--	--	--	0.6659
43013	Lake Township	1.1206	--	3.5091%	--	--	--	--	--	1.0813
43014	Silver Lake Town	2.4924	--	3.5091%	--	--	--	--	--	2.4049
43015	Monroe Township	1.4710	--	3.5091%	--	--	--	--	--	1.4194
43016	Plain Township	1.0959	--	3.5091%	--	--	--	--	--	1.0574
43017	Warsaw City-Plain Township	2.2878	--	3.5091%	--	--	--	--	--	2.2075
43018	Leesburg Town	1.5504	--	3.5091%	--	--	--	--	--	1.4960
43019	Prairie Township	1.0794	--	3.5091%	--	--	--	--	--	1.0415
43020	Scott Township	1.4058	--	3.5091%	--	--	--	--	--	1.3565
43021	Seward Township	1.4238	--	3.5091%	--	--	--	--	--	1.3738
43022	Burket Town	1.8174	--	3.5091%	--	--	--	--	--	1.7536
43023	Tippecanoe Township	0.7041	--	3.5091%	--	--	--	--	--	0.6794
43024	North Webster Town	1.2568	--	3.5091%	--	--	--	--	--	1.2127
43025	Turkey Creek Township	0.7189	--	3.5091%	--	--	--	--	--	0.6937
43026	Syracuse Town	1.3901	--	3.5091%	--	--	--	--	--	1.3413
43027	Van Buren Township	0.7016	--	3.5091%	--	--	--	--	--	0.6770
43028	Milford Town	1.4063	--	3.5091%	--	--	--	--	--	1.3570
43029	Washington Township	1.5562	--	3.5091%	--	--	--	--	--	1.5016
43030	Pierceton Town	1.9465	--	3.5091%	--	--	--	--	--	1.8782
43031	Wayne Township	1.4536	--	3.5091%	--	--	--	--	--	1.4026
43032	Warsaw City-Wayne Township	2.2816	--	3.5091%	--	--	--	--	--	2.2015
43033	Winona Lake Town	1.7393	--	3.5091%	--	--	--	--	--	1.6783
43034	Harrison Township	1.6081	--	3.5091%	--	--	--	--	--	1.5517
43035	Mentone Town-Harrison Township	2.4375	--	3.5091%	--	--	--	--	--	2.3520
43036	Mentone Town-Franklin Township	2.4413	--	3.5091%	--	--	--	--	--	2.3556
43038	Nappanee City-Jefferson Twp	2.8762	--	3.5091%	--	--	--	--	--	2.7753

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.

**Kosciusko 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>	303,199	550,862	0	34,322		888,383	68,019,063	1.3%
<i>TIF Total</i>	1,165	1,771	0	12		2,948	2,816,395	0.1%
<i>County Total</i>	304,364	552,633	0	34,334		891,331	70,835,458	1.3%
Kosciusko County	24,531	42,899	0	3,563		70,993	9,713,845	0.7%
Clay Township	1	54	0	9		64	61,567	0.1%
Etna Township	0	0	0	78		78	46,862	0.2%
Franklin Township	5	72	0	3		80	54,297	0.1%
Harrison Township	18	326	0	33		376	106,013	0.4%
Jackson Township	34	15	0	58		107	59,444	0.2%
Jefferson Township	5	287	0	7		299	35,747	0.8%
Lake Township	8	275	0	3		285	45,553	0.6%
Monroe Township	0	0	0	5		5	20,055	0.0%
Plain Township	7	12	0	56		75	320,052	0.0%
Prairie Township	0	0	0	4		4	43,164	0.0%
Scott Township	0	0	0	0		0	19,771	0.0%
Seward Township	0	0	0	15		15	62,380	0.0%
Tippecanoe Township	0	0	0	33		33	364,169	0.0%
Turkey Creek Township	0	0	0	129		129	1,762,997	0.0%
Van Buren Township	0	0	0	5		5	88,869	0.0%
Washington Township	2	0	0	89		91	97,840	0.1%
Wayne Township	3,920	5,832	0	376		10,127	417,843	2.4%
Warsaw Civil City	135,826	217,854	0	9,065		362,745	10,737,438	3.4%
Nappanee Civil City	283	14,996	0	6		15,285	177,512	8.6%
Burket Civil Town	2	0	0	0		2	11,600	0.0%
Claypool Civil Town	28	1,351	0	30		1,409	77,677	1.8%
Etna Green Civil Town	0	0	0	584		584	64,340	0.9%
Leesburg Civil Town	0	0	0	65		65	70,725	0.1%
Mentone Civil Town	535	9,646	0	99		10,281	228,199	4.5%
Milford Civil Town	0	0	0	292		292	465,828	0.1%
North Webster Civil Town	0	0	0	198		198	340,186	0.1%
Pierceton Civil Town	32	0	0	7		40	192,654	0.0%
Sidney Civil Town	4	66	0	8		78	12,246	0.6%
Silver Lake Civil Town	552	19,212	0	31		19,795	246,908	8.0%
Syracuse Civil Town	0	0	0	659		659	1,458,809	0.0%
Winona Lake Civil Town	5,355	0	0	520		5,875	859,258	0.7%
Wa-Nee Community School Corp	271	14,344	0	191		14,806	1,402,024	1.1%
Wawasee Community School Corp	0	0	0	865		865	10,075,698	0.0%
Warsaw Community School Corp	113,638	180,896	0	11,788		306,322	18,394,929	1.7%
Tippecanoe Valley School Corp	729	12,887	0	843		14,459	3,554,475	0.4%
Whitko Community School Corp	454	163	0	1,921		2,537	2,770,585	0.1%
Triton School Corp	0	0	0	838		838	385,442	0.2%
Nappanee Public Library	53	2,814	0	38		2,905	126,637	2.3%
Milford Public Library	0	0	0	23		23	146,265	0.0%
Pierceton Public Library	3	0	0	36		39	49,952	0.1%
Syracuse Public Library	0	0	0	23		23	319,664	0.0%
Warsaw Community Public Library	16,385	24,378	0	1,568		42,331	1,797,138	2.4%
Bell Memorial Public Library	98	1,749	0	71		1,918	223,382	0.9%
North Webster Library	0	0	0	31		31	343,113	0.0%
Kosciusko County Solid Waste Mgt Dist	419	733	0	61		1,213	165,911	0.7%
Winona Lake Redevelopment Comm	0	0	0	0		0	0	
Warsaw City Redevelopment Comm	0	0	0	0		0	0	
Milford Town Redevelopment Comm	0	0	0	0		0	0	
Pierceton Town Redevelopment Comm	0	0	0	0		0	0	
Kosciusko County Redevelopment Comm	0	0	0	0		0	0	
Claypool Redevelopment Comm	0	0	0	0		0	0	
TIF - Dreyfus (Clay)	0	0	0	0		0	181,637	0.0%
TIF - Claypool #1	0	0	0	0		0	12,020	0.0%
TIF - Claypool #2	27	202	0	11		239	13,956	1.7%
TIF - Warsaw Central (Warsaw)	0	543	0	0		543	296,203	0.2%
TIF - Winona Interurban (Warsaw)	0	0	0	0		0	7,079	0.0%
TIF - Winona Lake	0	0	0	0		0	117,779	0.0%

### Kosciusko 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			
TIF - Pierceton	0	0	0	0	0	338,478	0.0%
TIF - Milford	0	0	0	0	0	103,490	0.0%
TIF - Kosciusko County (Van Buren)	0	0	0	0	0	46,152	0.0%
TIF - Warsaw North (Warsaw Plain)	1,139	1,027	0	0	2,165	1,697,444	0.1%
TIF - Leesburg (Plain)	0	0	0	0	0	350	0.0%
TIF - Syracuse	0	0	0	1	1	1,807	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.