

PROPERTY TAXES IN LAKE COUNTY, INDIANA, 2007-2008



Legislative Services Agency

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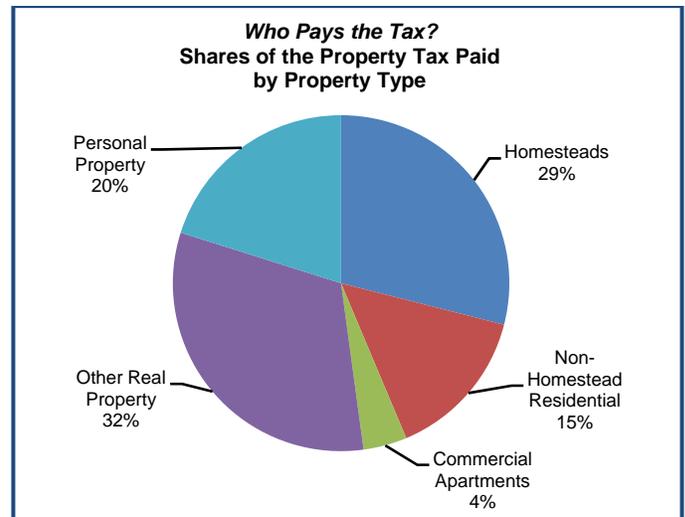
The Indiana General Assembly enacted major property tax reforms in 2008. These reforms are intended to provide substantial tax relief to homeowners. Starting in 2009, property taxes for the school general fund, county welfare funds, and several other funds will be eliminated, and their costs taken over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

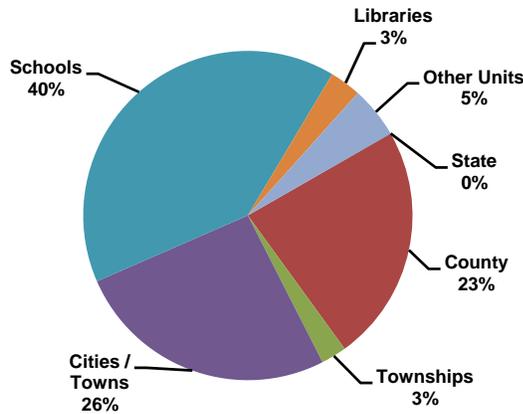
In Lake County, the average homeowner saw their tax bill decrease by 30.5% for 2008, with 96.9% of homeowners seeing decreases. Without the added homestead credit, the average tax bill would have increased by 6.7%, and 72.8% of homeowners would have seen tax bill increases.

In Lake County, 29% 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); 4% are paid by owners of larger rental housing units (commercial apartments); and 52% 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	1,267	1.0%	15,590	11.8%
10% to 19%	599	0.5%	30,061	22.8%
1% to 9%	1,192	0.9%	50,185	38.1%
0%	1,025	0.8%	1,075	0.8%
-1% to -9%	2,305	1.8%	26,435	20.1%
-10% to -19%	7,508	5.7%	5,122	3.9%
-20% to -29%	39,599	30.1%	1,493	1.1%
-30% to -39%	63,449	48.2%	672	0.5%
-40% to -49%	11,949	9.1%	414	0.3%
-50% to -59%	1,620	1.2%	231	0.2%
-60% to -69%	611	0.5%	102	0.1%
-70% to -79%	236	0.2%	55	0.0%
-80% to -89%	96	0.1%	43	0.0%
-90% to -99%	51	0.0%	29	0.0%
-100%	85	0.1%	85	0.1%
Total	131,592	100.0%	131,592	100.0%
Higher Tax Bill	3,058	2.3%	95,836	72.8%
No Change	1,025	0.8%	1,075	0.8%
Lower Tax Bill	127,509	96.9%	34,681	26.4%
Average Change in Tax Bill	-30.5%		6.7%	



Who Gets the Revenue?
Property Tax Levies by Government Type



On average, Lake County property tax levies increased 3.8% from 2007 to 2008. This is lower than the expected statewide average increase of 5%. The largest levy increases were for debt service in the River Forest, Lake Central, Crown Point, and East Chicago School Corporations, and for general funds in the Crown Point and Lake Central School Corporations.

In Lake County, school corporations receive 40% 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.

Changes in Property Tax Levies from 2007 to 2008
by Governmental Units in Lake County

Taxing Unit	2007 Levy	2008 Levy	Change	2007 Levy	2008 Levy	Change	
County Total	\$ 967,314,700	\$ 1,003,872,093	3.8%				
State Unit	556,998	590,187	6.0%				
Lake County	229,628,262	233,451,618	1.7%				
Calumet Township	15,244,166	15,150,036	-0.6%				
Cedar Creek Township	656,027	745,390	13.6%				
Center Township	622,045	624,936	0.5%				
Eagle Creek Township	144,865	147,092	1.5%				
Hanover Township	360,714	396,511	9.9%				
Hobart Township	601,600	600,793	-0.1%				
North Township	4,860,224	4,936,000	1.6%				
Ross Township	1,067,274	1,092,425	2.4%				
St. John Township	724,991	727,480	0.3%				
West Creek Township	303,627	307,033	1.1%				
Winfield Township	356,339	358,882	0.7%				
Gary Civil City	71,297,160	69,568,211	-2.4%	Lake Station School Corporation	3,260,174	3,062,960	-6.0%
Hammond Civil City	45,375,439	44,997,868	-0.8%	Gary Community School Corporation	50,275,925	51,708,663	2.8%
East Chicago Civil City	47,658,022	47,156,653	-1.1%	Griffith Public School Corporation	9,961,479	11,332,812	13.8%
Hobart Civil City	16,250,069	15,632,991	-3.8%	Hammond City School Corporation	49,776,448	51,834,514	4.1%
Crown Point Civil City	9,419,747	9,775,189	3.8%	Highland Town School Corporation	15,158,623	16,094,285	6.2%
Whiting Civil City	6,930,525	6,989,729	0.9%	School City Of Hobart School Corporation	13,944,600	14,276,777	2.4%
Lake Station Civil City	5,052,092	4,133,314	-18.2%	Munster Community School Corporation	23,721,111	25,437,512	7.2%
Cedar Lake Civil Town	2,331,322	2,584,470	10.9%	Whiting City School Corporation	6,574,291	5,378,988	-18.2%
Griffith Civil Town	6,073,732	6,168,696	1.6%	East Chicago Public Library	5,094,820	5,095,271	0.0%
Highland Civil Town	8,139,140	7,936,034	-2.5%	Gary Public Library	7,137,480	7,057,589	-1.1%
Munster Civil Town	10,731,625	12,579,848	17.2%	Hammond Public Library	4,874,332	4,880,858	0.1%
Merrillville Civil Town	8,644,286	8,210,115	-5.0%	Lowell Public Library	1,142,667	1,068,546	-6.5%
Dyer Civil Town	5,327,650	6,650,935	24.8%	Whiting Public Library	1,024,870	989,250	-3.5%
Lowell Civil Town	2,763,903	2,753,527	-0.4%	Lake County Public Library	13,601,589	10,482,988	-22.9%
New Chicago Civil Town	307,423	307,467	0.0%	Crown Point Community Public Library	1,355,348	1,319,724	-2.6%
St. John Civil Town	5,045,892	4,617,174	-8.5%	East Chicago Sanitary	13,834,229	13,905,314	0.5%
Schererville Civil Town	9,311,688	9,374,007	0.7%	Gary Sanitary	10,876,780	9,855,202	-9.4%
Schneider Civil Town	126,546	126,538	0.0%	Hammond Sanitary	6,920,342	8,457,675	22.2%
Winfield Civil Town	553,710	552,378	-0.2%	Highland Sanitary	284,503	752,770	164.6%
Hanover Community School Corporation	9,128,253	9,659,388	5.8%	St. John Sanitary	398,035	389,188	-2.2%
River Forest Community School Corporation	2,833,395	5,387,254	90.1%	Town Of Dyer Sanitary District	1,001,515	767,203	-23.4%
Merrillville School Corporation	51,951,265	50,590,874	-2.6%	Whiting Sanitary	2,931,683	2,893,355	-1.3%
Lake Central School Corporation	41,151,717	54,335,336	32.0%	Gary Storm Water Management	1,157,735	1,096,296	-5.3%
Tri Creek School Corporation	16,012,626	16,326,315	2.0%	Gary Airport	1,738,899	1,669,523	-4.0%
Lake Ridge School Corporation	7,122,164	8,450,627	18.7%	Gary Redevelopment	273,354	272,283	-0.4%
Crown Point Community School Corporation	32,960,217	40,963,930	24.3%	Hammond Redevelopment	459,671	457,580	-0.5%
East Chicago City School Corporation	32,053,098	37,418,234	16.7%	Gary Public Transportation	3,907,354	4,079,462	4.4%
				Dyer Water Works	542,057	329,276	-39.3%
				Highland Water District	3,933	-	-100.0%
				St. John Water District	216,192	215,695	-0.2%
				Winfield Waterworks	31,359	26,665	-15.0%
				Lake Ridge Fire Protection	461,829	462,854	0.2%
				Lake County Solid Waste Management District	4,738,206	4,718,500	-0.4%
				Cedar Lake Town Redevelopment Commission - TIR	12,774	-	-100.0%
				Hobart Redevelopment Commission - TIR	11,379	17,275	51.8%
				Dyer Redevelopment Commission - TIR	226,375	393,780	74.0%
				Merrillville Redevelopment Commission - TIR	123,648	-	-100.0%
				Schererville Redevelopment Commission -TIR	320,995	342,212	6.6%
				Gary Redevelopment Commission - TIR	258,258	373,763	44.7%