

# 2009 LAKE COUNTY PROPERTY TAX REPORT

## WITH COMPARISONS TO 2007 AND 2008

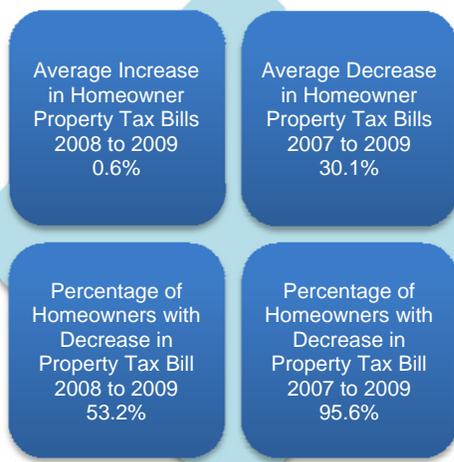


Legislative Services Agency

November 2009

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

### Details of Changes to Homeowner Property Tax Bills Lake County



Change in Tax Bill	Change from 2008 to 2009		Change from 2007 to 2009	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	14,879	11.6%	2,478	1.9%
10% to 19%	20,355	15.9%	727	0.6%
1% to 9%	24,045	18.7%	1,452	1.1%
0%	852	0.7%	997	0.8%
-1% to -9%	34,556	26.9%	3,990	3.1%
-10% to -19%	18,588	14.5%	11,011	8.6%
-20% to -29%	4,949	3.9%	36,999	28.8%
-30% to -39%	2,004	1.6%	42,353	33.0%
-40% to -49%	1,158	0.9%	15,751	12.3%
-50% to -59%	1,097	0.9%	4,365	3.4%
-60% to -69%	991	0.8%	1,877	1.5%
-70% to -79%	863	0.7%	1,558	1.2%
-80% to -89%	609	0.5%	1,200	0.9%
-90% to -99%	423	0.3%	714	0.6%
-100%	3004	2.3%	2901	2.3%
<b>Total</b>	<b>128,373</b>	<b>100.0%</b>	<b>128,373</b>	<b>100.0%</b>
Higher Tax Bill	59,279	46.2%	4,657	3.6%
No Change	852	0.7%	997	0.8%
Lower Tax Bill	68,242	53.2%	122,719	95.6%
Average Change in Tax Bill	0.6%		-30.1%	

Note: Percentages may not total due to rounding.

*Policy Changes with Offsetting Effects on Tax Bills.* The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Lake County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-15.3%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-30.6%	-30.6%
State PTRC Percentage, 2008	17.4%	20.1%
Total State Homestead Credit, 2008	43.1%	39.5%
Total State Homestead Credit, 2009	6.9%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

*Effects on County Tax Bills.* Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Lake County increased by 0.6%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were offset by the elimination of the property tax replacement credits and the state homestead credits. Many Lake County local taxing units reduced their levies in 2009, which added to the tax rate decrease caused by the elimination of the school general fund and county welfare levies. Lake County did not adopt a local option income tax for property tax relief. Many homeowners in Gary and East Chicago were eligible for circuit breaker tax cap credits, but most Lake

## 2009 Property Tax Changes:

The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

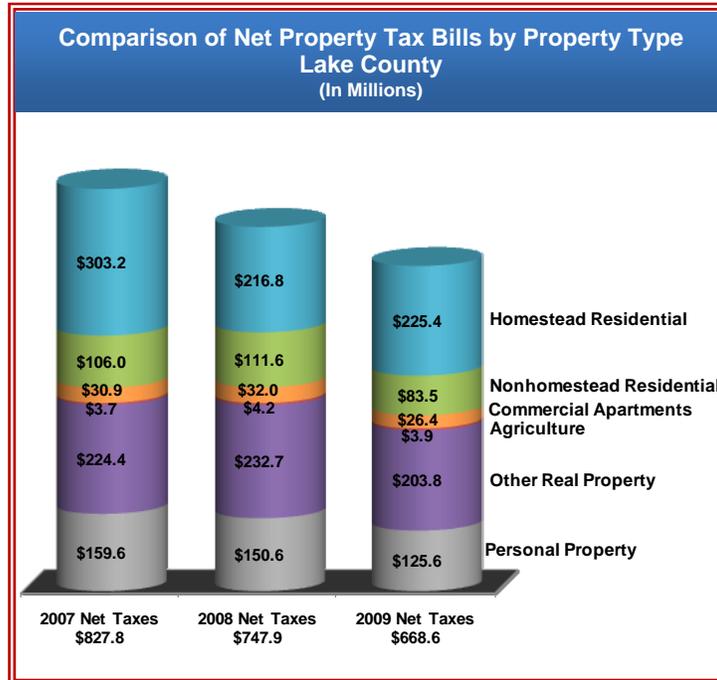
State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced –

Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

County credits went to nonhomestead property owners. Homeowner taxes were substantially lower in 2009 compared to 2007 in Lake County, as they were in almost all Indiana counties.



In Lake County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 25.2% decline in average property tax bills. Average tax bills on commercial apartments decreased 17.5%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 7.1% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 12.4%. Personal property, which is largely business equipment, saw a 16.6% decrease in average tax bills.

**Circuit Breaker Tax Caps.** Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

**Local Revenue Losses.** Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

**Tax Bill Reductions.** Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

### Total Circuit Breaker Tax Cap Credit Amount for Lake County \$70,253,494

Percentage share of circuit breaker tax cap credits by cap category...

1.5 %  
Homestead qualifying property  
\$2,939,956 4.2%

2.5%  
Other qualified residential property  
\$26,259,297 37.4%

3.5%  
All other real and personal property  
\$40,953,228 58.3%

Elderly  
\$101,014 0.1%

## Lake County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
<b>County Total</b>	<b>\$967,314,700</b>	<b>\$1,003,872,093</b>	<b>\$695,103,755</b>	<b>3.7%</b>	<b>-30.6%</b>	<b>-4.5%</b>
State Unit	556,998	590,187	0	6.0%	-100.0%	
Lake County	229,628,262	233,451,618	118,561,961	1.7%	-49.2%	-10.2%
Calumet Township	15,244,166	15,150,036	15,159,188	-0.6%	0.1%	0.1%
Cedar Creek Township	656,027	745,390	729,248	13.6%	-2.2%	-2.2%
Center Township	622,045	624,936	616,064	0.5%	-1.4%	-1.4%
Eagle Creek Township	144,865	147,092	146,520	1.5%	-0.4%	-0.4%
Hanover Township	360,714	396,511	385,608	9.9%	-2.7%	-2.7%
Hobart Township	601,600	600,793	554,958	-0.1%	-7.6%	-7.6%
North Township	4,860,224	4,936,000	4,871,256	1.6%	-1.3%	-1.3%
Ross Township	1,067,274	1,092,425	1,091,342	2.4%	-0.1%	-0.1%
St. John Township	724,991	727,480	708,837	0.3%	-2.6%	-2.6%
West Creek Township	303,627	307,033	303,118	1.1%	-1.3%	-1.3%
Winfield Township	356,339	358,882	350,064	0.7%	-2.5%	-2.5%
Gary Civil City	71,297,160	69,568,211	63,064,081	-2.4%	-9.3%	-4.1%
Hammond Civil City	45,375,439	44,997,868	39,830,971	-0.8%	-11.5%	-1.5%
East Chicago Civil City	47,658,022	47,156,653	37,078,926	-1.1%	-21.4%	-15.3%
Hobart Civil City	16,250,069	15,632,991	15,446,724	-3.8%	-1.2%	1.3%
Crown Point Civil City	9,419,747	9,775,189	9,519,880	3.8%	-2.6%	-0.5%
Whiting Civil City	6,930,525	6,989,729	6,386,270	0.9%	-8.6%	-2.4%
Lake Station Civil City	5,052,092	4,133,314	4,613,928	-18.2%	11.6%	16.0%
Cedar Lake Civil Town	2,331,322	2,584,470	2,506,210	10.9%	-3.0%	-1.9%
Griffith Civil Town	6,073,732	6,168,696	5,860,095	1.6%	-5.0%	-2.0%
Highland Civil Town	8,139,140	7,936,034	7,610,699	-2.5%	-4.1%	-0.8%
Munster Civil Town	10,731,625	12,579,848	10,657,098	17.2%	-15.3%	-13.8%
Merrillville Civil Town	8,644,286	8,210,115	8,020,569	-5.0%	-2.3%	-0.1%
Dyer Civil Town	5,327,650	6,650,935	5,407,419	24.8%	-18.7%	-17.8%
Lowell Civil Town	2,763,903	2,753,527	2,714,237	-0.4%	-1.4%	-0.2%
New Chicago Civil Town	307,423	307,467	307,355	0.0%	0.0%	0.0%
St. John Civil Town	5,045,892	4,617,174	4,988,978	-8.5%	8.1%	9.2%
Schererville Civil Town	9,311,688	9,374,007	9,713,884	0.7%	3.6%	4.5%
Schneider Civil Town	126,546	126,538	126,530	0.0%	0.0%	0.0%
Winfield Civil Town	553,710	552,378	854,956	-0.2%	54.8%	54.8%
Hanover Community School Corporation	9,128,253	9,659,388	6,439,010	5.8%	-33.3%	3.1%
River Forest Community School Corporation	2,833,395	5,387,254	2,805,305	90.1%	-47.9%	-31.7%
Merrillville School Corporation	51,951,265	50,590,874	34,649,877	-2.6%	-31.5%	4.5%
Lake Central School Corporation	11,511,717	54,335,336	21,125,319	32.0%	-61.1%	-24.9%
Tri Creek School Corporation	16,012,626	16,326,315	11,743,243	2.0%	-28.1%	20.6%
Lake Ridge School Corporation	7,122,164	8,450,627	5,737,557	18.7%	-32.1%	-1.8%
Crown Point Community School Corporation	32,960,217	40,963,930	22,800,251	24.3%	-44.3%	-6.3%
East Chicago City School Corporation	32,053,098	37,418,234	24,303,942	16.7%	-35.0%	-11.1%
Lake Station School Corporation	3,260,174	3,062,960	2,246,229	-6.0%	-26.7%	13.0%
Gary Community School Corporation	50,275,925	51,708,663	28,527,702	2.8%	-44.8%	13.3%
Griffith Public School Corporation	9,961,479	11,332,812	8,398,518	13.8%	-25.9%	22.6%
Hammond City School Corporation	49,776,448	51,834,514	36,229,753	4.1%	-30.1%	-1.9%
Highland Town School Corporation	15,158,623	16,094,285	7,271,197	6.2%	-54.8%	10.7%
School City Of Hobart School Corporation	13,944,600	14,276,777	9,290,843	2.4%	-34.9%	-0.8%
Munster Community School Corporation	23,721,111	25,437,512	13,986,217	7.2%	-45.0%	-5.4%
Whiting City School Corporation	6,574,291	5,378,988	2,456,148	-18.2%	-54.3%	30.3%
East Chicago Public Library	5,094,820	5,095,271	5,095,594	0.0%	0.0%	0.0%
Gary Public Library	7,137,480	7,057,589	6,619,243	-1.1%	-6.2%	-6.2%
Hammond Public Library	4,874,332	4,880,858	4,757,053	0.1%	-2.5%	-2.5%
Lowell Public Library	1,142,667	1,068,546	1,063,294	-6.5%	-0.5%	-0.5%
Whiting Public Library	1,024,870	989,250	1,024,633	-3.5%	3.6%	3.6%
Lake County Public Library	13,601,589	10,482,988	11,861,443	-22.9%	13.1%	13.1%
Crown Point Community Public Library	1,355,348	1,319,724	1,320,331	-2.6%	0.0%	0.0%
East Chicago Sanitary District	13,834,229	13,905,314	11,753,079	0.5%	-15.5%	-15.5%
Gary Sanitary District	10,876,780	9,855,202	9,497,343	-9.4%	-3.6%	-3.6%
Hammond Sanitary District	6,920,342	8,457,675	7,867,078	22.2%	-7.0%	-7.0%
Highland Sanitary District	284,503	752,770	806,590	164.6%	7.1%	7.1%
Whiting Sanitary District	2,931,683	2,893,355	2,794,390	-1.3%	-3.4%	-3.4%
Gary Airport	1,738,899	1,669,523	1,657,731	-4.0%	-0.7%	-0.7%
Gary Redevelopment	273,354	272,283	238,115	-0.4%	-12.5%	-12.5%
Hammond Redevelopment	459,671	457,580	457,801	-0.5%	0.0%	0.0%
Gary Public Transportation	3,907,354	4,079,462	3,889,205	4.4%	-4.7%	-4.7%
Dyer Water Works	3,933	0	0	-100.0%	0.0%	0.0%
Highland Water District	0	0	0	0.0%	0.0%	0.0%
Schererville Waterworks	31,359	26,665	29,448	-15.0%	10.4%	10.4%
Winfield Waterworks	398,035	389,188	416,076	-2.2%	6.9%	6.9%
St. John Water District	461,829	462,854	458,853	0.2%	-0.9%	-0.9%
Town Of Dyer Sanitary District	216,192	215,695	215,579	-0.2%	-0.1%	-0.1%
St. John Sanitary District	1,001,515	767,203	736,252	-23.4%	-4.0%	-4.0%
Lake Ridge Fire Protection	4,738,206	4,718,500	4,719,897	-0.4%	0.0%	0.0%
Lake County Solid Waste Management District	1,157,735	1,096,296	938,852	-5.3%	-14.4%	-14.4%
Gary Storm Water Management	542,057	329,276	315,878	-39.3%	-4.1%	-4.1%
Cedar Lake Town Redevelopment Commission	12,774	0	0	-100.0%	0.0%	0.0%
Hammond Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Hobart Redevelopment Commission	11,379	17,275	0	51.8%	-100.0%	-100.0%
Dyer Redevelopment Commission	226,375	393,780	0	74.0%	-100.0%	-100.0%
Merrillville Redevelopment Commission	123,648	0	0	-100.0%	0.0%	0.0%
Lake County Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Schererville Redevelopment Commission	320,995	342,212	0	6.6%	-100.0%	-100.0%
Whiting Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Town Of St. John Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Crown Point Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Gary Redevelopment Commission	258,258	373,763	371,912	44.7%	-0.5%	-0.5%

Note: 2008 – 2009 Comparable Levy Change reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children’s psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

## Lake County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions \$)			Gross Levy (\$)			Tax Rate (%)		State PTRC	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	Rate-Real	2008	2009	2008	2009
Calumet Township	200.1	170.6	-14.7%	8,710,940	6,269,888	-28.0%	4.3533	3.6750	17.71%	41.81%	6.94%	0.00%	0.00%
Calumet Township Gary Sanitary	17.9	18.3	2.2%	849,472	745,505	-12.2%	4.7463	4.0775	17.06%	41.87%	6.94%	0.00%	0.00%
Gary Co Calumet Twp Lake Ridge School	109.5	91.9	-16.1%	8,426,857	6,177,439	-26.7%	7.6976	6.7232	16.04%	46.40%	6.94%	0.00%	0.00%
Gary Corp Calumet Twp Gary School	2276.4	2183.5	-4.1%	173,663,386	135,119,761	-22.2%	7.6290	6.1882	19.86%	50.24%	6.94%	0.00%	0.00%
Lake Station Corp Calumet Twp	3.4	3.6	5.2%	147,801	157,648	6.7%	4.3516	4.4140	17.24%	47.57%	6.94%	0.00%	0.00%
Griffith Corp Calumet Twp	687.6	580.8	-15.5%	27,643,043	20,867,911	-24.5%	4.0203	3.5930	16.88%	43.66%	6.94%	0.00%	0.00%
Cedar Creek Township	360.2	290.0	-19.5%	3,674,462	5,955,161	-36.5%	2.6029	2.0536	18.37%	41.34%	6.94%	0.00%	0.00%
Lowell Corp Cedar Creek Twp	299.6	251.3	-16.1%	9,698,018	6,906,058	-28.8%	3.2375	2.7486	17.57%	43.74%	6.94%	0.00%	0.00%
Eagle Creek Township	125.7	120.6	-4.0%	3,246,201	2,411,309	-25.7%	2.5828	1.9990	18.41%	41.26%	6.94%	0.00%	0.00%
Hanover Township	184.9	152.3	-17.6%	4,779,469	2,939,181	-38.5%	2.5843	1.9295	15.84%	37.96%	6.94%	0.00%	0.00%
Cedar Lake Corp Hanover Twp	283.2	254.2	-10.2%	8,538,235	6,106,091	-28.5%	3.0147	2.4019	15.44%	39.75%	6.94%	0.00%	0.00%
Saint John Corp Hanover Twp	215.1	182.8	-15.0%	6,367,058	4,543,584	-28.7%	2.9604	2.4861	15.39%	39.32%	6.94%	0.00%	0.00%
Hobart Township	22.4	20.0	-11.0%	801,650	467,384	-41.7%	3.5728	2.3404	14.53%	36.24%	6.94%	0.00%	0.00%
Gary Corp Hobart Twp River Forest School	5.2	4.2	-18.1%	371,333	246,833	-33.5%	7.1780	5.8239	14.25%	44.38%	6.94%	0.00%	0.00%
Hobart Corp Hobart Twp Hobart City School	877.3	692.7	-21.0%	32,308,602	22,077,786	-31.7%	3.6829	3.1874	16.99%	43.05%	6.94%	0.00%	0.00%
Hobart Corp Hobart City Sch Gary Sanitary	2.1	1.3	-39.0%	87,540	47,034	-46.3%	4.0759	3.5899	16.29%	43.00%	6.94%	0.00%	0.00%
Lake Station Corp Hobart Twp River Forest Sch	77.7	60.3	-22.4%	3,871,058	2,586,467	-33.2%	4.9828	4.2895	14.78%	41.81%	6.94%	0.00%	0.00%
Lake Station Corp Hobart Twp Lake Station Sch	210.8	172.7	-18.1%	8,307,467	6,872,438	-17.3%	3.9408	3.9802	17.34%	46.46%	6.94%	0.00%	0.00%
New Chicago Corp (Hobart)	43.7	36.0	-17.5%	1,863,597	1,149,574	-38.3%	4.2677	3.1925	14.80%	39.75%	6.94%	0.00%	0.00%
Hammond Corp (North)	2465.6	2173.6	-11.8%	132,873,479	97,128,603	-26.9%	5.3892	4.4685	15.30%	44.05%	6.94%	0.00%	0.00%
East Chicago Corp (North)	1270.4	1227.7	-3.4%	116,762,193	90,854,812	-22.2%	9.1913	7.4004	16.14%	48.49%	6.94%	0.00%	0.00%
Whiting Corp (North)	324.7	354.5	9.2%	19,635,732	15,073,920	-23.2%	6.0469	4.2523	20.16%	49.40%	6.94%	0.00%	0.00%
Highland Corp (North)	1389.3	1079.6	-22.3%	40,325,760	24,052,649	-40.4%	2.9025	2.2280	21.44%	45.24%	6.94%	0.00%	0.00%
Munster Corp (North)	1955.3	1505.0	-23.0%	63,603,114	39,477,009	-37.9%	3.2528	2.6230	15.50%	39.63%	6.94%	0.00%	0.00%
Ross Township	25.0	22.1	-11.5%	702,569	452,363	-35.6%	2.8126	2.0473	17.27%	38.65%	6.94%	0.00%	0.00%
Crown Point Corp Ross Twp	362.4	281.5	-22.3%	12,238,260	7,587,381	-38.0%	3.3768	2.6957	16.51%	40.51%	6.94%	0.00%	0.00%
Merrillville Corp Ross Twp	1943.1	1789.8	-7.9%	62,150,130	44,162,177	-28.9%	3.1985	2.4674	16.74%	40.03%	6.94%	0.00%	0.00%
Merrillville Corp Ross Twp Gary Sanitary	99.1	72.3	-27.1%	3,560,195	2,074,186	-41.7%	3.5915	2.8699	15.98%	40.33%	6.94%	0.00%	0.00%
Saint John Township	302.1	221.5	-26.7%	6,689,993	2,996,922	-55.2%	2.2143	1.3533	20.51%	43.18%	6.94%	0.00%	0.00%
Griffith Corp Saint John Twp	23.3	36.3	55.5%	705,741	812,862	15.2%	3.0238	2.2398	18.78%	45.84%	6.94%	0.00%	0.00%
Dyer Corp (Saint John)	1107.0	797.9	-27.9%	31,953,199	16,654,508	-47.9%	2.8865	2.0873	17.23%	41.08%	6.94%	0.00%	0.00%
Saint John Corp Saint John Twp	906.9	674.0	-25.7%	23,746,239	13,009,650	-45.2%	2.6183	1.9302	19.02%	43.45%	6.94%	0.00%	0.00%
Schererville Corp (Saint John)	2313.3	1808.5	-21.8%	59,583,776	32,809,876	-44.9%	2.5757	1.8142	19.36%	43.96%	6.94%	0.00%	0.00%
West Creek Township	272.8	234.9	-13.9%	6,969,499	4,645,617	-33.3%	2.5544	1.9774	18.48%	41.18%	6.94%	0.00%	0.00%
Lowell Corp West Creek Twp	100.9	96.9	-4.0%	3,240,934	2,644,029	-18.4%	3.2122	2.7292	17.65%	43.79%	6.94%	0.00%	0.00%
Schneider Corp (West Creek)	10.0	8.7	-13.2%	379,598	304,379	-19.8%	3.7902	3.4997	17.79%	46.92%	6.94%	0.00%	0.00%
Center Township	489.3	400.7	-18.1%	12,938,476	7,101,456	-45.1%	2.6442	1.7722	17.33%	39.52%	6.94%	0.00%	0.00%
Crown Point Corp Center Twp	1320.0	1152.8	-12.7%	41,516,561	26,967,293	-35.0%	3.1451	2.3392	16.38%	40.62%	6.94%	0.00%	0.00%
Cedar Lake Corp Center Twp	218.1	185.8	-14.8%	6,721,327	4,178,307	-37.8%	3.0817	2.2483	16.50%	40.54%	6.94%	0.00%	0.00%
Winfield Township	306.7	232.2	-24.3%	8,119,816	4,143,277	-49.0%	2.6477	1.7842	17.33%	39.54%	6.94%	0.00%	0.00%
Hobart Corp Hobart Twp River Forest School	68.7	56.8	-17.4%	3,119,152	1,949,002	-37.5%	4.5375	3.4335	14.24%	39.30%	6.94%	0.00%	0.00%
Hobart Corp Ross Twp	519.0	511.1	-1.5%	19,542,801	16,007,827	-18.1%	3.7658	3.1321	16.40%	42.14%	6.94%	0.00%	0.00%
Winfield Corp (Winfield)	295.5	247.3	-16.3%	8,082,130	4,936,308	-38.9%	2.7350	1.9961	16.85%	39.06%	6.94%	0.00%	0.00%
Hobart Corp Ross (TIF Only)	0.0	0.0	0.0%	0	0		0.9701	1.0958	13.21%	50.50%	6.94%	0.00%	0.00%
Saint John Township Schererville Water	233.9	161.2	-31.1%	5,179,600	2,182,165	-57.9%	2.2143	1.3533	20.51%	43.18%	6.94%	0.00%	0.00%
Winfield Corp Winfield Water District	50.6	34.4	-31.9%	1,410,494	716,958	-49.2%	2.7877	2.0816	16.53%	38.68%	6.94%	0.00%	0.00%
Saint John Twp Saint John Water	44.5	30.8	-30.8%	1,008,141	438,696	-56.5%	2.2659	1.4245	20.34%	43.34%	6.94%	0.00%	0.00%
Crown Point - St. John Twp	5.9	6.3	6.7%	159,700	118,871	-25.6%	2.7116	1.8919	18.86%	43.83%	6.94%	0.00%	0.00%
Cedar Lake - West Creek Twp	0.0	0.0	-63.6%	1,143	345	-69.8%	3.0399	2.5127	17.17%	42.58%	6.94%	0.00%	0.00%
Cedar Lake - Cedar Creek Twp	0.1	0.1	5.0%	2,955	2,562	-13.3%	3.0652	2.5321	17.48%	42.02%	6.94%	0.00%	0.00%
St. John - Center Twp.	0.1	1.6	2498.4%	1,869	37,429	1903.0%	3.0536	2.3537	16.40%	40.42%	6.94%	0.00%	0.00%
<b>County Totals/Averages</b>	<b>24,426.5</b>	<b>20,693.0</b>	<b>-15.3%</b>	<b>1,001,982,464</b>	<b>695,168,492</b>	<b>-30.6%</b>	<b>4.1061</b>	<b>3.3578</b>	<b>17.42%</b>	<b>43.07%</b>	<b>6.94%</b>	<b>0.00%</b>	<b>0.00%</b>

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

*State PTRC Rate - Real* is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

## Lake County 2009 Circuit Breaker Cap Credits

Taxing District	Total Abstract Levy	Circuit Breaker Credits by Property Type					Total
		(1.5%) Homesteads	(2.5%) Other Residential/Farmland	(3.5%) All Other Real/Personal	Elderly		
45001 - Calumet Township	6,272,289	1,071	24,418	0	115	25,604	
45002 - Calumet Township Gary Sanitary	745,506	0	52,840	0	0	52,840	
45003 - Gary Corp Calumet Twp Lake Ridge School	6,192,023	8,117	330,101	698,657	66	1,036,941	
45004 - Gary Corp Calumet Twp Gary Sch	135,217,877	1,827,113	15,039,485	15,990,366	33,077	32,890,041	
45005 - Lake Station Corp Calumet Twp	157,648	0	0	0	0	0	
45006 - Griffith Corp Calumet Twp	20,877,945	738	0	0	10,496	11,234	
45007 - Cedar Creek Township	5,959,018	0	0	0	0	0	
45008 - Lowell Corp Cedar Creek Twp	6,909,673	0	0	0	1,769	1,769	
45012 - Eagle Creek Township	2,411,615	0	0	0	0	0	
45013 - Hanover Township	2,940,190	0	0	0	0	0	
45014 - Cedar Lake Corp Hanover Twp	6,111,291	0	0	0	1,094	1,094	
45015 - Saint John Corp Hanover Twp	4,544,217	0	0	0	571	571	
45016 - Hobart Township	467,397	0	0	0	0	0	
45017 - Gary Corp Hobart Twp River Forest School	246,946	851	12,771	18,857	0	32,479	
45018 - Hobart Corp Hobart Twp Hobart City School	22,088,579	832	0	0	2,703	3,536	
45019 - Hobart Corp Hobart City Sch Gary Sanitary	47,034	0	0	0	0	0	
45020 - Lake Station Corp Hobart Twp River Forest School	2,587,708	0	118,555	0	0	118,555	
45021 - Lake Station Corp Hobart Twp Lake Station School	6,878,310	67	210,185	0	1,316	211,568	
45022 - New Chicago Corp (Hobart)	1,150,592	259	0	0	0	259	
45023 - Hammond Corp (North)	97,222,630	76,973	3,495,820	0	21,484	3,594,277	
45024 - East Chicago Corp (North)	90,942,185	916,903	4,774,731	19,271,362	15,664	24,978,659	
45025 - Whiting Corp (North)	15,271,710	72,339	377,099	908,989	1,989	1,360,415	
45026 - Highland Corp (North)	24,078,876	0	0	0	5,431	5,431	
45027 - Munster Corp (North)	39,511,224	554	0	0	819	1,373	
45028 - Ross Township	452,396	0	0	0	0	0	
45029 - Crown Point Corp Ross Twp	7,588,661	445	0	0	26	471	
45030 - Merrillville Corp Ross Twp	44,200,239	0	0	0	131	131	
45031 - Merrillville Corp Ross Twp Gary Sanitary	2,075,081	0	0	0	0	0	
45032 - Saint John Township	2,998,077	0	0	0	0	0	
45033 - Griffith Corp Saint John Twp	813,120	0	0	0	0	0	
45034 - Dyer Corp (Saint John)	16,671,174	0	0	0	0	0	
45035 - Saint John Corp Saint John Twp	13,013,346	0	0	0	0	0	
45036 - Schererville Corp (Saint John)	32,827,526	0	0	0	53	53	
45037 - West Creek Township	4,646,106	0	0	0	23	23	
45038 - Lowell Corp West Creek Twp	2,644,548	0	0	0	533	533	
45039 - Schneider Corp (West Creek)	304,397	0	3,488	0	0	3,488	
45041 - Center Township	7,103,381	0	0	0	893	893	
45042 - Crown Point Corp Center Twp	26,975,609	6	0	0	387	393	
45043 - Cedar Lake Corp Center Twp	4,178,815	0	0	0	1,363	1,363	
45044 - Winfield Township	4,143,969	0	0	0	37	37	
45045 - Hobart Corp Hobart Twp River Forest School	1,950,324	0	0	0	0	0	
45046 - Hobart Corp Ross Twp	16,021,255	0	0	0	365	365	
45047 - Winfield Corp (Winfield)	4,939,012	0	0	0	0	0	
45050 - Saint John Township Schererville Water	2,185,696	0	0	0	0	0	
45054 - Winfield Corp Winfield Water District	716,958	0	0	0	0	0	
45055 - Saint John Twp Saint John Water	438,828	0	0	0	0	0	
45056 - Crown Point - St. John Twp	118,998	0	0	0	0	0	
45057 - Cedar Lake - West Creek Twp	665	0	0	0	0	0	
45058 - Cedar Lake - Cedar Creek Twp	2,562	0	0	0	0	0	
45059 - St. John - Center Twp	37,429	0	0	0	0	0	
TIF Districts	58,770,076	33,690	1,819,803	4,064,997	610	5,919,100	
<b>Total - All Taxing Units &amp; TIF</b>	<b>754,650,732</b>	<b>2,939,956</b>	<b>26,259,297</b>	<b>40,953,228</b>	<b>101,014</b>	<b>70,253,494</b>	

- Notes:
- Taxing district detail is presented for this county because the circuit breaker breakdown by unit is not currently available.
  - 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.
  - The *Total Abstract Levy by District* is gross property taxes charged, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.
  - Circuit Breaker Credits:
    - Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.
    - All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.
  - Numbers may not total due to rounding.