

# PROPERTY TAXES IN MADISON COUNTY, INDIANA, 2007-2008



Legislative Services Agency

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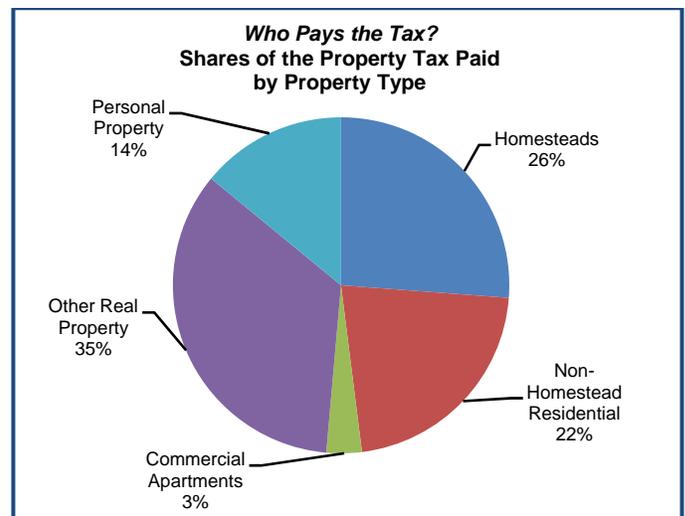
The Indiana General Assembly enacted major property tax reforms in 2008. These reforms are intended to provide substantial tax relief to homeowners. Starting in 2009, property taxes for the school general fund, county welfare funds, and several other funds will be eliminated, and their costs taken over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

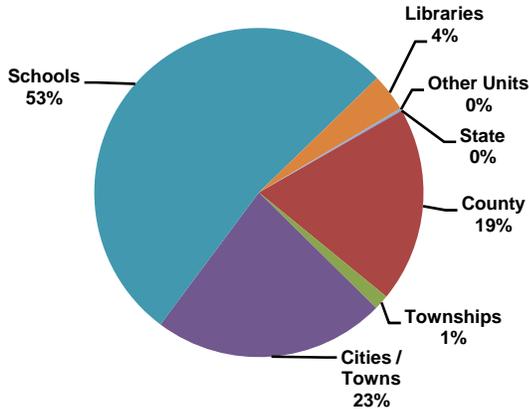
In Madison County, the average homeowner saw their tax bill decrease by 33.3% for 2008, with 96.9% of homeowners seeing decreases. Without the added homestead credit, the average tax bill would have increased by 10.3%, and 79.1% of homeowners would have seen tax bill increases.

In Madison County, 26% of property taxes are paid by homeowners (homesteads are primary residences, occupied by their owners); 22% are paid by owners of smaller rental housing units or owners of second homes (non-homestead residential); 3% are paid by owners of larger rental housing units (commercial apartments); and 49% 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	341	1.0%	8,670	24.7%
10% to 19%	165	0.5%	8,845	25.2%
1% to 9%	221	0.6%	10,313	29.3%
0%	342	1.0%	345	1.0%
-1% to -9%	559	1.6%	5,101	14.5%
-10% to -19%	1,761	5.0%	956	2.7%
-20% to -29%	7,839	22.3%	302	0.9%
-30% to -39%	16,507	47.0%	193	0.5%
-40% to -49%	6,033	17.2%	123	0.3%
-50% to -59%	820	2.3%	90	0.3%
-60% to -69%	261	0.7%	54	0.2%
-70% to -79%	127	0.4%	37	0.1%
-80% to -89%	60	0.2%	17	0.0%
-90% to -99%	27	0.1%	17	0.0%
-100%	95	0.3%	95	0.3%
<b>Total</b>	<b>35,158</b>	<b>100.0%</b>	<b>35,158</b>	<b>100.0%</b>
Higher Tax Bill	727	2.1%	27,828	79.1%
No Change	342	1.0%	345	1.0%
Lower Tax Bill	34,089	96.9%	6,985	19.9%
<b>Average Change in Tax Bill</b>	<b>-33.3%</b>		<b>10.3%</b>	



**Who Gets the Revenue?**  
**Property Tax Levies by Government Type**



On average, Madison County property tax levies increased 6.4% from 2007 to 2008. This is higher than the expected statewide average increase of 5%. The largest levy increases were in the Anderson Community School Corporation debt service and bus replacement levies and the South Madison School Corporation debt service levy.

In Madison County, school corporations receive 53% 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 Madison County**

Taxing Unit	2007 Levy	2008 Levy	Change	Taxing Unit	2007 Levy	2008 Levy	Change
<b>County Total</b>	<b>\$139,110,659</b>	<b>\$148,007,485</b>	<b>6.4%</b>				
State Unit	97,975	100,892	3.0%	Frankton Civil Town	141,525	134,931	-4.7%
Madison County	27,898,327	28,363,200	1.7%	Ingalls Civil Town	214,621	215,893	0.6%
Adams Township	147,179	134,659	-8.5%	Lapel Civil Town	224,664	226,458	0.8%
Anderson Township	364,390	388,508	6.6%	Markleville Civil Town	57,534	56,807	-1.3%
Boone Township	32,196	29,970	-6.9%	Orestes Civil Town	78,569	82,250	4.7%
Duck Creek Township	33,230	33,098	-0.4%	Pendleton Civil Town	1,291,204	1,466,780	13.6%
Fall Creek Township	271,369	310,488	14.4%	River Forest Civil Town	5,460	5,739	5.1%
Green Township	91,808	87,285	-4.9%	Summitville Civil Town	174,848	177,212	1.4%
Jackson Township	27,213	28,199	3.6%	Woodlawn Heights Civil Town	7,067	7,327	3.7%
Lafayette Township	131,247	100,798	-23.2%	Madison-Grant United School Corporation	1,880,410	1,961,665	4.3%
Monroe Township	172,151	173,424	0.7%	Frankton-Lapel Community School Corporation	9,247,632	9,151,407	-1.0%
Pipe Creek Township	219,685	218,695	-0.5%	South Madison Community School Corporation	14,523,054	16,304,690	12.3%
Richland Township	181,844	187,472	3.1%	Alexandria Community School Corporation	4,166,347	4,070,231	-2.3%
Stony Creek Township	78,327	80,038	2.2%	Anderson Community School Corporation	34,722,046	40,089,738	15.5%
Union Township	322,228	322,265	0.0%	Elwood Community School Corporation	5,598,617	6,229,893	11.3%
Van Buren Township	116,979	94,660	-19.1%	Alexandria-Monroe Public Library	395,067	412,104	4.3%
Anderson Civil City	24,346,601	24,792,587	1.8%	Anderson Library	3,400,614	3,422,189	0.6%
Elwood Civil City	3,850,176	3,697,950	-4.0%	Pendleton Community Public Library	670,597	799,235	19.2%
Alexandria Civil City	2,135,577	2,212,553	3.6%	North Madison County Library System	805,475	834,352	3.6%
Chesterfield Civil Town	452,820	452,172	-0.1%	Independence Fire	18,876	19,327	2.4%
Country Club Heights Civil Town	23,144	24,213	4.6%	East Central Indiana Solid Waste	235,801	243,822	3.4%
Edgewood Civil Town	210,788	217,009	3.0%	Pendleton Town Redevelopment Commission	45,377	45,300	-0.2%