

PROPERTY TAXES IN MARSHALL COUNTY, INDIANA, 2007-2008



Legislative Services Agency

August 2008

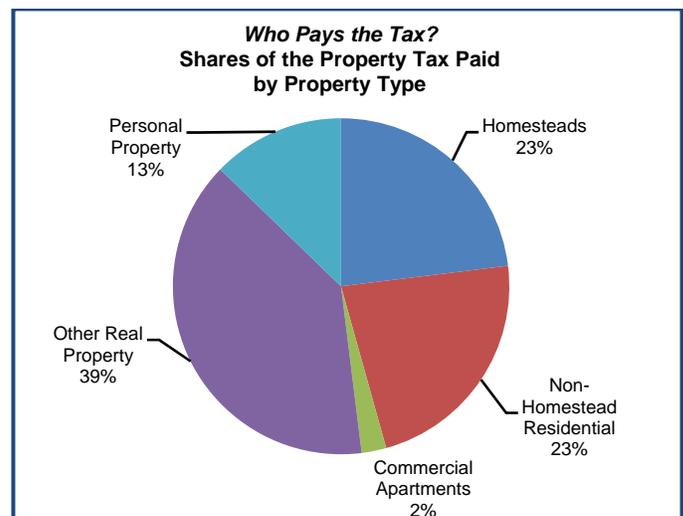
The Indiana General Assembly enacted major property tax reforms in 2008. These reforms are intended to provide substantial tax relief to homeowners. Starting in 2009, property taxes for the school general fund, county welfare funds, and several other funds will be eliminated, and their costs taken over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

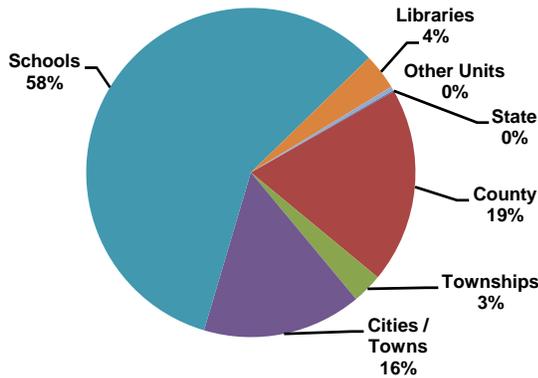
In Marshall County, the average homeowner saw their tax bill decrease by 32.6% for 2008, with 96.6% of homeowners seeing decreases. Without the added homestead credit, the average tax bill would have increased by 5.1%, and 72.2% of homeowners would have seen tax bill increases.

In Marshall County, 23% of property taxes are paid by homeowners (homesteads are primary residences, occupied by their owners); 23% are paid by owners of smaller rental housing units or owners of second homes (non-homestead residential); 2% 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	290	2.3%	886	7.1%
10% to 19%	15	0.1%	3,460	27.7%
1% to 9%	50	0.4%	4,667	37.4%
0%	72	0.6%	77	0.6%
-1% to -9%	103	0.8%	1,888	15.1%
-10% to -19%	497	4.0%	991	7.9%
-20% to -29%	2,994	24.0%	115	0.9%
-30% to -39%	5,460	43.7%	73	0.6%
-40% to -49%	2,499	20.0%	96	0.8%
-50% to -59%	164	1.3%	119	1.0%
-60% to -69%	136	1.1%	37	0.3%
-70% to -79%	125	1.0%	9	0.1%
-80% to -89%	15	0.1%	4	0.0%
-90% to -99%	7	0.1%	5	0.0%
-100%	65	0.5%	65	0.5%
Total	12,492	100.0%	12,492	100.0%
Higher Tax Bill	355	2.8%	9,013	72.2%
No Change	72	0.6%	77	0.6%
Lower Tax Bill	12,065	96.6%	3,402	27.2%
Average Change in Tax Bill	-32.6%		5.1%	



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



On average, Marshall County property tax levies increased 4.8% from 2007 to 2008. This is close to the expected statewide average increase of 5%. The county welfare levies saw the largest increases.

In Marshall County, school corporations receive 58% of all property taxes. The county, city, and towns receive most of the rest. Townships, library districts, the solid waste management district, 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 Marshall County**

Taxing Unit	2007 Levy	2008 Levy	Change
<i>County Total</i>	\$55,659,896	\$58,358,443	4.8%
State Unit	61,664	65,436	6.1%
Marshall County	9,457,692	11,208,735	18.5%
Bourbon Township	90,128	92,629	2.8%
Center Township	408,037	438,353	7.4%
German Township	239,361	245,686	2.6%
Green Township	43,698	45,050	3.1%
North Township	135,103	141,860	5.0%
Polk Township	145,724	198,326	36.1%
Tippecanoe Township	62,780	64,816	3.2%
Union Township	215,283	218,479	1.5%
Walnut Township	64,005	65,365	2.1%
West Township	191,718	231,221	20.6%
Plymouth Civil City	4,833,104	5,088,104	5.3%
Argos Civil Town	512,294	548,611	7.1%
Bourbon Civil Town	603,980	595,118	-1.5%
Bremen Civil Town	2,146,280	1,954,830	-8.9%
Culver Civil Town	818,020	838,750	2.5%
Lapaz Civil Town	88,302	90,520	2.5%
Culver Community School Corporation	4,896,161	5,227,510	6.8%
Argos Community School Corporation	2,426,121	2,570,100	5.9%
Bremen Public School Corporation	5,751,456	6,161,704	7.1%
Plymouth Community School Corporation	13,079,968	13,280,153	1.5%
Triton School Corporation	2,709,100	2,609,758	-3.7%
John Glenn School Corporation	2,091,034	1,786,210	-14.6%
Union-North United School Corporation	2,296,095	2,297,006	0.0%
Argos Public Library	121,134	127,049	4.9%
Bourbon Public Library	98,185	82,997	-15.5%
Bremen Public Library	507,713	491,517	-3.2%
Culver Public Library	422,368	445,077	5.4%
Plymouth Public Library	873,609	912,992	4.5%
Marshall County Solid Waste Management District	269,779	234,481	-13.1%