

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



Legislative Services Agency

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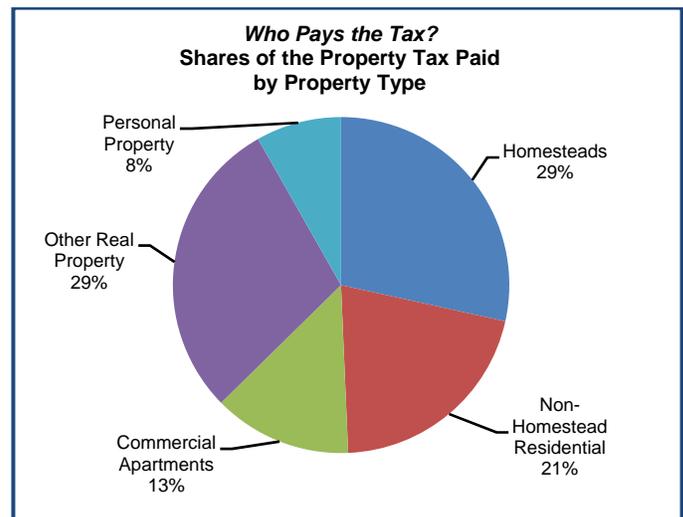
The Indiana General Assembly enacted major property tax reforms in 2008. These reforms are intended to provide substantial tax relief to homeowners. Starting in 2009, property taxes for the school general fund, county welfare funds, and several other funds will be eliminated, and their costs taken over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

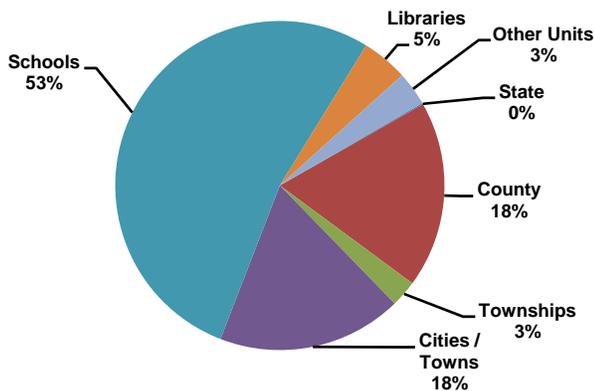
In Monroe County, the average homeowner saw their tax bill decrease by 27.4% for 2008, with 96% of homeowners seeing decreases. Without the added homestead credit, the average tax bill would have increased by 8.3%, and 84.9% of homeowners would have seen tax bill increases.

In Monroe County, 29% of property taxes are paid by homeowners (homesteads are primary residences, occupied by their owners); 21% are paid by owners of smaller rental housing units or owners of second homes (non-homestead residential); 13% are paid by owners of larger rental housing units (commercial apartments); and 37% 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	403	1.6%	2,951	11.8%
10% to 19%	167	0.7%	6,454	25.9%
1% to 9%	347	1.4%	11,761	47.2%
0%	70	0.3%	81	0.3%
-1% to -9%	818	3.3%	2,743	11.0%
-10% to -19%	3,064	12.3%	486	1.9%
-20% to -29%	10,354	41.5%	232	0.9%
-30% to -39%	8,733	35.0%	89	0.4%
-40% to -49%	684	2.7%	60	0.2%
-50% to -59%	171	0.7%	31	0.1%
-60% to -69%	73	0.3%	15	0.1%
-70% to -79%	19	0.1%	8	0.0%
-80% to -89%	8	0.0%	2	0.0%
-90% to -99%	9	0.0%	7	0.0%
-100%	17	0.1%	17	0.1%
<b>Total</b>	<b>24,937</b>	<b>100.0%</b>	<b>24,937</b>	<b>100.0%</b>
Higher Tax Bill	917	3.7%	21,166	84.9%
No Change	70	0.3%	81	0.3%
Lower Tax Bill	23,950	96.0%	3,690	14.8%
<b>Average Change in Tax Bill</b>	<b>-27.4%</b>		<b>8.3%</b>	



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



On average, Monroe County property tax levies increased 7.4% from 2007 to 2008. This is higher than the expected statewide average increase of 5%. The largest increases were in the Monroe County Community Schools general and capital projects funds, the Richland-Bean Blossom Schools general and debt service funds, and the county general and cumulative capital development funds.

In Monroe County, school corporations receive 53% of all property taxes. The county and the cities and towns receive most of the rest. Townships, the library district, 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 Monroe County**

Taxing Unit	2007 Levy	2008 Levy	Change
<b>County Total</b>	<b>\$130,069,003</b>	<b>\$139,695,441</b>	<b>7.4%</b>
State Unit	152,322	161,865	6.3%
Monroe County	23,324,293	25,628,661	9.9%
Bean Blossom Township	76,658	80,200	4.6%
Benton Township	194,522	157,403	-19.1%
Bloomington Township	937,815	971,241	3.6%
Clear Creek Township	142,267	147,424	3.6%
Indian Creek Township	56,033	56,533	0.9%
Perry Township	439,361	501,201	14.1%
Polk Township	35,475	36,981	4.2%
Richland Township	585,295	606,039	3.5%
Salt Creek Township	52,673	54,540	3.5%
Van Buren Township	930,849	954,560	2.5%
Washington Township	59,103	60,411	2.2%
Bloomington Civil City	23,874,084	24,246,828	1.6%
Ellettsville Civil Town	1,176,475	1,094,772	-6.9%
Stinesville Civil Town	6,895	7,229	4.8%
Richland-Bean Blossom Community School Corporation	11,134,491	12,601,033	13.2%
Monroe County Community School Corporation	57,232,389	61,312,734	7.1%
Monroe County Public Library	5,673,991	6,346,465	11.9%
Bloomington Transportation	895,278	926,385	3.5%
Perry-Clear Creek Fire Protection	1,065,286	1,211,770	13.8%
Monroe County Solid Waste Management District	1,243,962	1,638,885	31.7%
Bloomington City Redevelopment	615,529	692,915	12.6%
Monroe County Redevelopment Commission	163,957	199,366	21.6%