

PROPERTY TAXES IN NOBLE COUNTY, INDIANA, 2007-2008



Legislative Services Agency

September 2008

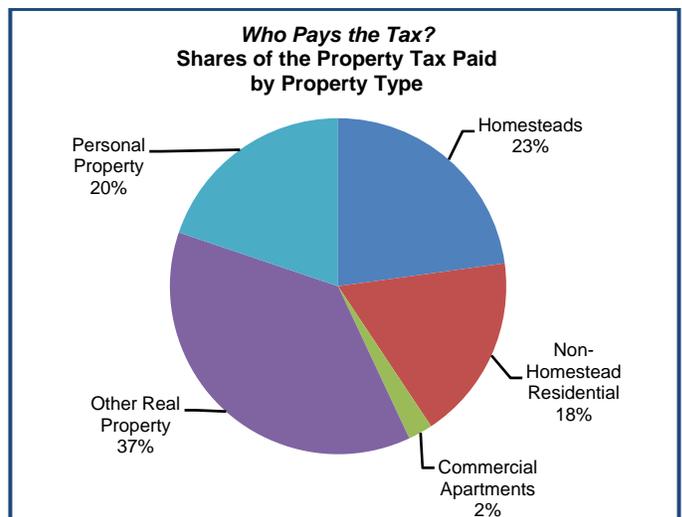
The Indiana General Assembly enacted major property tax reforms in 2008. These reforms are intended to provide substantial tax relief to homeowners. Starting in 2009, property taxes for the school general fund, county welfare funds, and several other funds will be eliminated, and their costs taken over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

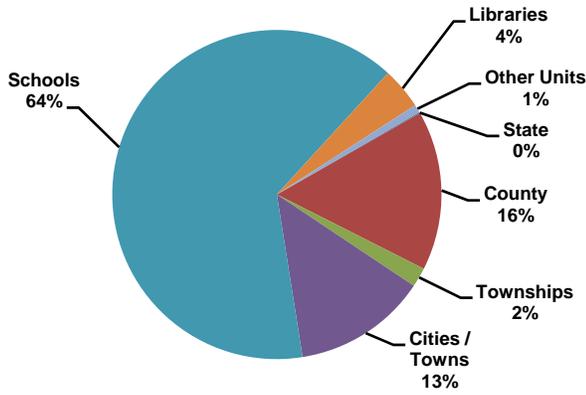
In Noble County, the average homeowner saw their tax bill decrease by 33.0% for 2008, with 95.5% of homeowners seeing decreases. Without the added homestead credit, the average tax bill would have increased by 3.3%, and 60.2% of homeowners would have seen tax bill increases.

In Noble County, 23% of property taxes are paid by homeowners (homesteads are primary residences, occupied by their owners); 18% 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 57% 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	197	1.7%	1,229	10.8%
10% to 19%	94	0.8%	1,359	12.0%
1% to 9%	161	1.4%	4,243	37.4%
0%	56	0.5%	58	0.5%
-1% to -9%	333	2.9%	3,321	29.3%
-10% to -19%	796	7.0%	626	5.5%
-20% to -29%	1,644	14.5%	253	2.2%
-30% to -39%	4,328	38.2%	124	1.1%
-40% to -49%	3,153	27.8%	58	0.5%
-50% to -59%	408	3.6%	25	0.2%
-60% to -69%	109	1.0%	21	0.2%
-70% to -79%	38	0.3%	12	0.1%
-80% to -89%	12	0.1%	0	0.0%
-90% to -99%	4	0.0%	4	0.0%
-100%	11	0.1%	11	0.1%
Total	11,344	100.0%	11,344	100.0%
Higher Tax Bill	452	4.0%	6,831	60.2%
No Change	56	0.5%	58	0.5%
Lower Tax Bill	10,836	95.5%	4,455	39.3%
Average Change in Tax Bill	-33.0%		3.3%	



Who Gets the Revenue?
Property Tax Levies by Government Type



On average, Noble County property tax levies increased 5.4% from 2007 to 2008. This is near the expected statewide average increase of 5%. The largest increases were in the East Noble School Corporation debt service and capital project fund levies, the West Noble School Corporation general fund and debt service levies, and the Central Noble School Corporation general fund levies.

In Noble County, school corporations receive 64% 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 Noble County

Taxing Unit	2007 Levy	2008 Levy	Change
County Total	\$50,839,166	\$53,600,868	5.4%
State Unit	51,552	54,492	5.7%
Noble County	8,302,093	8,403,236	1.2%
Albion Township	23,925	24,864	3.9%
Allen Township	89,724	92,629	3.2%
Elkhart Township	44,809	46,539	3.9%
Green Township	35,628	36,986	3.8%
Jefferson Township	51,600	53,737	4.1%
Noble Township	116,323	116,336	0.0%
Orange Township	178,251	167,021	-6.3%
Perry Township	140,194	142,684	1.8%
Sparta Township	165,144	115,442	-30.1%
Swan Township	31,752	33,125	4.3%
Washington Township	30,088	31,791	5.7%
Wayne Township	112,246	116,919	4.2%
York Township	47,424	49,231	3.8%
Kendallville Civil City	3,866,274	3,937,260	1.8%
Ligonier Civil City	1,232,028	1,278,630	3.8%
Albion Civil Town	771,615	769,555	-0.3%
Avilla Civil Town	564,438	575,896	2.0%
Cromwell Civil Town	134,162	138,943	3.6%
Rome City Civil Town	246,710	254,594	3.2%
Wolcottville Civil Town	78,749	83,620	6.2%
Lakeland School Corporation	103,227	105,622	2.3%
Central Noble Community School Corporation	5,465,016	5,874,510	7.5%
East Noble School Corporation	17,313,243	18,646,891	7.7%
West Noble School Corporation	7,800,229	8,659,793	11.0%
Smith-Green Community School Corporation	1,191,007	1,173,529	-1.5%
Kendallville Public Library	1,197,120	1,227,447	2.5%
Ligonier Public Library	187,757	198,325	5.6%
Noble County Public Library	870,613	765,777	-12.0%
Northeast Indiana Solid Waste Management District	206,210	215,700	4.6%
Ligonier City Redevelopment Commission	122,125	124,797	2.2%
Albion Town Redevelopment Commission	15,906	26,828	68.7%
Avilla Town Redevelopment Commission	51,984	58,119	11.8%