

# 2013 Ohio County Property Tax Report with Comparison to 2012

Legislative Services Agency

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**This report describes property tax changes in Ohio County between 2012 and 2013.**

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Ohio County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	0.9%	\$2,666,777	\$262,086,994	0.0%
<b>Change</b>		1.4%	-1.5%	
2012	2.6%	\$2,631,225	\$266,094,925	0.0%

### Comparable Homestead Property Tax Changes in Ohio County

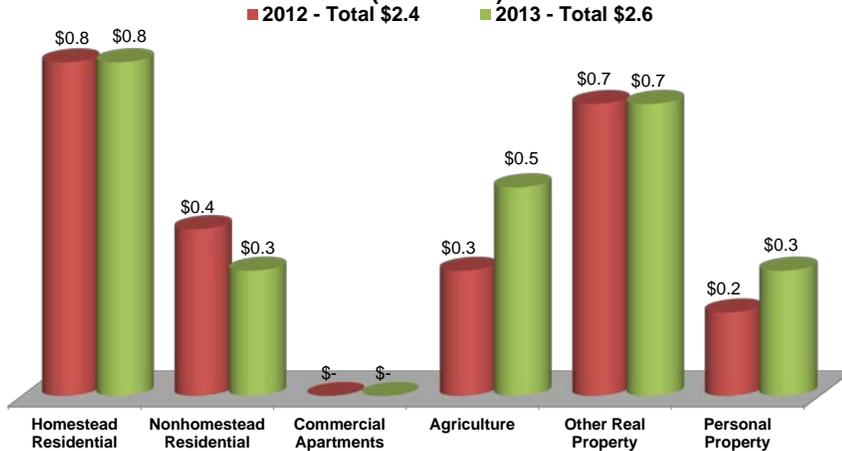
The total tax bill for all taxpayers in Ohio County increased by 0.9% in 2013. The main reason was a 1.4% increase in the property tax levy. In this reassessment year, certified net assessed value fell by 1.5%. Ohio County's tax rates are too low for many taxpayers to qualify for tax cap credits.

Ohio County homeowners experienced a 5.0% decrease in property tax bills in 2013. This was due to a decline in homestead net assessed value, which offset an increase in property tax rates. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	663	39.1%
No Change	17	1.0%
Lower Tax Bill	1,015	59.9%
<b>Average Change in Tax Bill</b>	<b>-5.0%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	222	13.1%
10% to 19%	146	8.6%
1% to 9%	295	17.4%
-1% to 1%	17	1.0%
-1% to -9%	332	19.6%
-10% to -19%	242	14.3%
-20% or More	441	26.0%
<b>Total</b>	<b>1,695</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

**Comparison of Net Property Tax by Property Type  
(In Millions)**



In Ohio County most net property taxes were paid by business (other real and personal) and homestead property owners in 2013. Total net property taxes increased 0.9%, less than the average 2.1% increase statewide. Agriculture saw the biggest increase, while other residential net taxes decreased by the largest percentage..

Property tax rates increased in all five Ohio County tax districts in 2013. The average tax rate rose by 2.9% because of a small levy increase and a small decrease in net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Ohio County increased by 1.4%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Ohio County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$222,819,000	\$207,007,000	-7.1%	\$91,798,459	\$84,691,323	-7.7%
Other Residential	57,446,100	37,127,200	-35.4%	57,090,694	36,910,760	-35.3%
Ag Business/Land	30,138,300	55,895,900	85.5%	30,045,180	55,003,914	83.1%
Business Real/Personal	98,869,183	97,470,676	-1.4%	87,803,967	85,863,876	-2.2%
<b>Total</b>	<b>\$409,272,583</b>	<b>\$397,500,776</b>	<b>-2.9%</b>	<b>\$266,738,300</b>	<b>\$262,469,873</b>	<b>-1.6%</b>

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Ohio County's total billed net assessed value decreased by 1.6% in 2013. Declines in other residential and homestead assessments were not quite offset by increases in agricultural assessments. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$0	\$0	\$0	0.0%
2%	0	0	0	0.0%
3%	0	0	0	0.0%
<b>Elderly</b>	854	522	-331	-38.8%
<b>Total</b>	\$854	\$522	-\$331	-38.8%
<b>% of Levy</b>	0.0%	0.0%		

Total tax cap credits in Ohio County were \$522, which was a tiny fraction of the levy. Ohio County had one of the smallest credit percentages in the state. The state average was 10.9%, and the median or typical county saw credits equal to 4.2% of its levy. Tax rates were the main determinant of tax cap credits. Ohio

County's average tax rate was much less than the median rate statewide. All of Ohio County's tax cap credits were in the elderly category, which limits homestead property tax increases to 2% per year for some homeowners 65 years of age or older. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Ohio County decreased \$331 between 2012 and 2013. Credits as a share of the total levy were effectively unchanged.

**Ohio County Levy Comparison by Taxing Unit**

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
<i>County Total</i>	2,584,629	2,116,753	2,561,152	2,631,225	2,666,777	-18.1%	21.0%	2.7%	1.4%
Ohio County	1,113,837	766,364	942,807	992,800	991,999	-31.2%	23.0%	5.3%	-0.1%
Cass Township	12,893	12,885	13,162	13,827	13,874	-0.1%	2.1%	5.1%	0.3%
Pike Township	12,221	12,282	12,603	13,210	13,265	0.5%	2.6%	4.8%	0.4%
Randolph Township	34,018	33,716	34,231	36,006	36,158	-0.9%	1.5%	5.2%	0.4%
Union Township	5,158	5,267	5,355	5,606	5,616	2.1%	1.7%	4.7%	0.2%
Rising Sun Civil City	359,103	352,603	363,861	378,469	378,250	-1.8%	3.2%	4.0%	-0.1%
Rising Sun-Ohio County Comm School Corp	921,555	806,767	1,060,593	1,057,461	1,093,688	-12.5%	31.5%	-0.3%	3.4%
Ohio County Public Library	93,797	93,672	96,274	101,116	101,428	-0.1%	2.8%	5.0%	0.3%
Southeastern Indiana Solid Waste Mgmt	32,047	33,197	32,266	32,730	32,499	3.6%	-2.8%	1.4%	-0.7%

**Ohio County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District**

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
58001	Cass Township	0.8919	--	--	--	--	--	--	0.8919
58002	Pike Township	0.9049	--	--	--	--	--	--	0.9049
58003	Randolph Township	0.8785	--	--	--	--	--	--	0.8785
58004	Rising Sun City	1.2063	--	--	--	--	--	--	1.2063
58005	Union Township	0.8786	--	--	--	--	--	--	0.8786

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 *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Ohio County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type				Total	Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly			
<i>Non-TIF Total</i>	0	0	0	522	522	2,666,777	0.0%
<i>TIF Total</i>	0	0	0	0	0	0	
<i>County Total</i>	0	0	0	522	522	2,666,777	0.0%
Ohio County	0	0	0	203	203	991,999	0.0%
Cass Township	0	0	0	3	3	13,874	0.0%
Pike Township	0	0	0	5	5	13,265	0.0%
Randolph Township	0	0	0	9	9	36,158	0.0%
Union Township	0	0	0	0	0	5,616	0.0%
Rising Sun Civil City	0	0	0	52	52	378,250	0.0%
Rising Sun-Ohio County Comm Sch Corp	0	0	0	224	224	1,093,688	0.0%
Ohio County Public Library	0	0	0	21	21	101,428	0.0%
Southeastern Indiana Solid Waste Mgmt	0	0	0	7	7	32,499	0.0%

Notes: 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.

**Circuit Breaker Credit Types:**

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% 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, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% 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. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.