

2013 Perry County Property Tax Report with Comparison to 2012

Legislative Services Agency

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This report describes property tax changes in Perry 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 Perry County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	0.7%	\$13,857,790	\$525,196,828	12.9%
Change		6.9%	-1.8%	
2012	0.6%	\$12,968,715	\$534,809,786	7.8%

The total tax bill for all taxpayers in Perry County increased by 0.7% in 2013. The main reason was a 6.9% increase in the total property tax levy. Certified net assessed value declined by 1.8% in this reassessment year. The levy increase and certified assessment drop caused a large increase in property tax rates, which caused tax cap credits as a percentage of the levy to rise from 7.8% in 2012 to 12.9% in 2013. The credit rise helped hold the tax bill increase below the levy rise.

Perry County homeowners experienced a 1.0% decrease in property tax bills in 2013. This was due to a decline in homestead net assessed value and an increase in tax cap credits, which offset an increase in property tax rates. Statewide, the average homeowner's tax bill was almost unchanged.

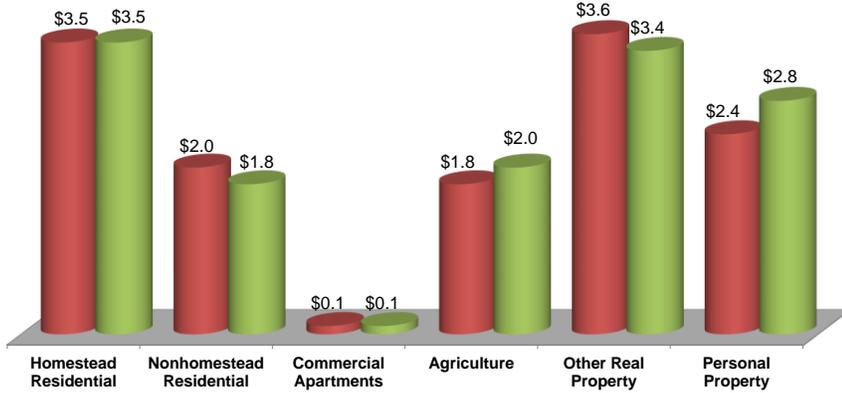
Comparable Homestead Property Tax Changes in Perry County

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,562	48.3%
No Change	283	5.3%
Lower Tax Bill	2,459	46.4%
Average Change in Tax Bill	-1.0%	
Detailed Change in Tax Bill		
20% or More	481	9.1%
10% to 19%	706	13.3%
1% to 9%	1,375	25.9%
-1% to 1%	283	5.3%
-1% to -9%	1,233	23.2%
-10% to -19%	609	11.5%
-20% or More	617	11.6%
Total	5,304	100.0%

Note: Percentages may not total due to rounding.

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

■ 2012 - Total \$13.4 ■ 2013 - Total \$13.6



In Perry County most net property taxes were paid by business (other real and personal) and homestead property owners in 2013. Total net property taxes increased 0.7%, less than the average 2.1% increase statewide. Personal property had the largest increase, while nonhomestead residential property decreased by the largest percentage.

Property tax rates increased in all 10 Perry County tax districts in 2013. The average tax rate rose by 8.8% because of a large levy increase and a small decrease in certified net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Perry County increased by 6.9%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Perry 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	\$482,127,500	\$469,151,059	-2.7%	\$166,134,282	\$161,648,311	-2.7%
Other Residential	105,288,200	94,161,500	-10.6%	101,079,423	90,611,299	-10.4%
Ag Business/Land	112,142,700	117,358,841	4.7%	107,811,421	112,033,684	3.9%
Business Real/Personal	306,423,752	293,347,750	-4.3%	245,087,801	240,865,924	-1.7%
Total	\$1,005,982,152	\$974,019,150	-3.2%	\$620,112,927	\$605,159,218	-2.4%

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.

Perry County's total billed net assessed value decreased by 2.4% in 2013. Decreases in homestead, other residential, and business assessments exceeded 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%	\$185,731	\$365,397	\$179,665	96.7%
2%	633,504	842,716	209,212	33.0%
3%	289,159	762,385	473,226	163.7%
Elderly	27,677	31,531	3,854	13.9%
Total	\$1,136,071	\$2,002,028	\$865,956	76.2%
% of Levy	7.8%	12.9%		

Total tax cap credits in Perry County were \$2.0 million, which was 12.9% of the levy. This was more than the state average of 10.9%, and much more than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Perry County's average tax

rate was higher than the statewide average rate. Most of the tax cap credits in Perry County were in the 2% nonhomestead residential/farmland category and the 3% business category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Perry County increased \$865,956 between 2012 and 2013. Credits as a share of the total levy rose to 12.9% in 2013 from 7.8% in 2012.

Perry 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>	11,765,993	12,843,845	12,710,222	12,968,715	13,857,790	9.2%	-1.0%	2.0%	6.9%
Perry County	3,034,678	3,167,586	3,119,744	3,207,255	3,298,760	4.4%	-1.5%	2.8%	2.9%
Anderson Township	6,233	6,471	6,625	6,851	7,016	3.8%	2.4%	3.4%	2.4%
Clark Township	9,536	9,878	10,116	10,433	10,645	3.6%	2.4%	3.1%	2.0%
Leopold Township	11,009	11,430	11,704	12,081	12,236	3.8%	2.4%	3.2%	1.3%
Oil Township	5,387	5,589	5,725	5,925	6,064	3.7%	2.4%	3.5%	2.3%
Tobin Township	10,391	10,901	11,180	11,546	11,857	4.9%	2.6%	3.3%	2.7%
Troy Township	82,912	86,451	88,751	91,643	93,984	4.3%	2.7%	3.3%	2.6%
Union Township	14,354	15,165	15,546	16,026	16,487	5.6%	2.5%	3.1%	2.9%
Tell City Civil City	1,817,841	1,936,445	1,981,039	2,049,196	2,103,283	6.5%	2.3%	3.4%	2.6%
Cannelton Civil City	410,059	425,435	436,611	450,465	463,063	3.7%	2.6%	3.2%	2.8%
Troy Civil Town	17,530	19,159	19,659	20,285	20,853	9.3%	2.6%	3.2%	2.8%
Perry Central Community School Corp	1,975,774	2,049,338	2,081,266	1,932,538	1,919,351	3.7%	1.6%	-7.1%	-0.7%
Cannelton City School Corp	305,801	302,914	232,996	434,852	641,649	-0.9%	-23.1%	86.6%	47.6%
Tell City-Troy Township School Corp	3,296,684	3,995,340	4,076,567	4,080,885	4,596,046	21.2%	2.0%	0.1%	12.6%
Cannelton Public Library	19,451	20,685	21,229	21,907	0	6.3%	2.6%	3.2%	-100.0%
Tell City Public Library	709,076	749,993	565,672	584,204	0	5.8%	-24.6%	3.3%	-100.0%
Perry County Public Library	0	0	0	0	623,409				
Perry County Airport Authority	39,277	31,065	25,792	32,623	33,087	-20.9%	-17.0%	26.5%	1.4%
Perry County Solid Waste Management Dist	0	0	0	0	0				
Perry County Redevelopment Commission	0	0	0	0	0				

Perry 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	
62001	Anderson Township	1.6848	--	2.1091%	4.9378%	--	--	--	1.5661
62002	Clark Township	1.6937	--	2.1091%	4.9378%	--	--	--	1.5743
62003	Leopold Township	1.7309	--	2.1091%	4.9378%	--	--	--	1.6089
62004	Oil Township	1.6885	--	2.1091%	4.9378%	--	--	--	1.5695
62005	Tobin Township	1.7023	--	2.1091%	4.9378%	--	--	--	1.5823
62006	Troy Township	2.3691	--	2.1091%	4.9378%	--	--	--	2.2022
62007	Tell City City	3.5406	--	2.1091%	4.9378%	--	--	--	3.2911
62008	Cannelton City	5.3078	--	2.1091%	4.9378%	--	--	--	4.9338
62009	Troy Town	2.7377	--	2.1091%	4.9378%	--	--	--	2.5448
62010	Union Township	1.7301	--	2.1091%	4.9378%	--	--	--	1.6082

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.

Perry 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>	358,500	779,613	759,605	31,503		1,929,221	13,857,790	13.9%
<i>TIF Total</i>	6,897	63,102	2,780	28		72,807	1,715,358	4.2%
<i>County Total</i>	365,397	842,716	762,385	31,531		2,002,028	15,573,148	12.9%
Perry County	63,809	132,775	122,689	6,251		325,524	3,298,760	9.9%
Anderson Township	7	0	0	9		16	7,016	0.2%
Clark Township	34	0	0	3		37	10,645	0.4%
Leopold Township	68	0	0	15		83	12,236	0.7%
Oil Township	22	0	0	2		24	6,064	0.4%
Tobin Township	28	0	0	0		28	11,857	0.2%
Troy Township	2,401	5,545	4,844	248		13,038	93,984	13.9%
Union Township	42	0	0	9		52	16,487	0.3%
Tell City Civil City	101,079	169,507	172,225	6,771		449,582	2,103,283	21.4%
Cannelton Civil City	16,265	82,505	95,143	1,341		195,254	463,063	42.2%
Troy Civil Town	135	1,541	0	10		1,686	20,853	8.1%
Perry Central Community School Corp	5,274	0	0	1,164		6,438	1,919,351	0.3%
Cannelton City School Corp	19,025	96,509	111,293	1,859		228,686	641,649	35.6%
Tell City-Troy Township School Corp	137,612	264,808	228,994	12,577		643,991	4,596,046	14.0%
Perry County Public Library	12,059	25,092	23,186	1,181		61,518	623,409	9.9%
Perry County Airport Authority	640	1,332	1,231	63		3,265	33,087	9.9%
Perry County Solid Waste Mgt Dist	0	0	0	0		0	0	
Perry County Redevelopment Comm	0	0	0	0		0	0	
TIF - Troy 006	1,649	759	0	28		2,436	1,539,132	0.2%
TIF - Tell City 007	5,247	62,343	2,780	0		70,371	176,226	39.9%

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.