

2013 Pike County Property Tax Report with Comparison to 2012

Legislative Services Agency

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This report describes property tax changes in Pike 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 Pike County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	11.8%	\$15,059,811	\$747,575,854	2.6%
Change		12.3%	10.1%	
2012	-4.6%	\$13,410,887	\$678,984,255	2.4%

The total tax bill for all taxpayers in Pike County increased by 11.8% in 2013. The main reason was a 12.3% increase in the property tax levy. Certified net assessed value rose by 10.1% in this reassessment year. Since the large increase in the levy was nearly matched by a large increase in net assessed value, property tax rates rose by a small amount, and this caused a small increase in tax cap credits as a share of the levy, from 2.4% to 2.6%.

Pike County homeowners experienced a large 10.7% increase in property tax bills in 2013. This was due to a large increase in net assessed value and a small increase in property tax rates. Statewide, the average homeowner's tax bill was almost unchanged.

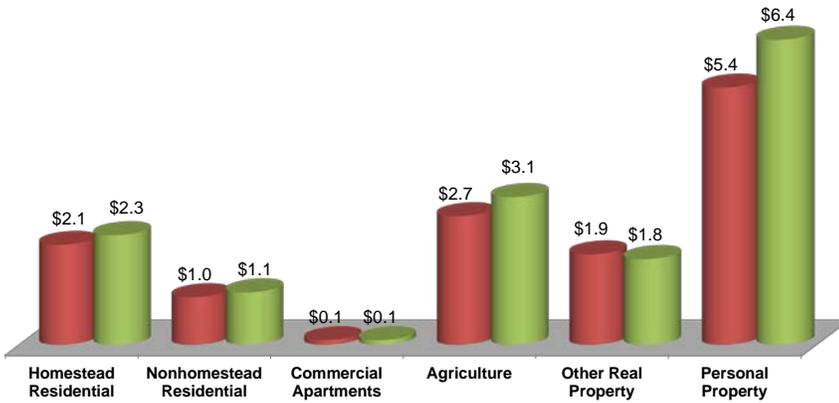
Comparable Homestead Property Tax Changes in Pike County

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,959	71.6%
No Change	295	7.1%
Lower Tax Bill	880	21.3%
Average Change in Tax Bill	10.7%	
Detailed Change in Tax Bill		
20% or More	1,021	24.7%
10% to 19%	850	20.6%
1% to 9%	1,088	26.3%
-1% to 1%	295	7.1%
-1% to -9%	531	12.8%
-10% to -19%	183	4.4%
-20% or More	166	4.0%
Total	4,134	100.0%

Note: Percentages may not total due to rounding.

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

■ 2012 - Total \$13.2 ■ 2013 - Total \$14.8



In Pike County most net property taxes were paid by business (other real and personal) property owners in 2013. Total net property taxes increased 11.8%, more than the average 2.1% increase statewide. Personal property saw the biggest increase, while business real net taxes decreased by the largest percentage.

Property tax rates increased in all 12 Pike County tax districts in 2013. The average tax rate rose by 2.0% because the large levy increase exceeded the large increase in net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Pike County increased by 12.3%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Pike County are included in a later table.

The total levies of all government units in Pike County increased by 12.3%,

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	\$307,184,090	\$325,521,809	6.0%	\$103,948,124	\$113,743,683	9.4%
Other Residential	55,785,300	61,805,190	10.8%	55,092,371	61,055,729	10.8%
Ag Business/Land	149,744,560	164,003,361	9.5%	147,553,371	161,941,704	9.8%
Business Real/Personal	408,139,384	444,544,512	8.9%	382,704,634	420,730,102	9.9%
Total	\$920,853,334	\$995,874,872	8.1%	\$689,298,500	\$757,471,218	9.9%

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.

Pike County's total billed net assessed value increased substantially, by 9.9% in 2013. All categories of property saw net assessment increases. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$29,012	\$34,072	\$5,060	17.4%
2%	229,955	265,280	35,326	15.4%
3%	52,912	71,535	18,623	35.2%
Elderly	9,535	21,052	11,517	120.8%
Total	\$321,415	\$391,940	\$70,526	21.9%
% of Levy	2.4%	2.6%		

Total tax cap credits in Pike County were \$391,940, which was 2.6% of the levy. This was less than the state average of 10.9%, and less than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Pike County's average tax rate was less than the median statewide

rate. Most of the tax cap credits in Pike County were in the 2% nonhomestead residential/farmland category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Pike County increased \$70,526 between 2012 and 2013. Credits rose from 2.4% to 2.6% of the total property tax levy.

Pike 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>	13,202,009	13,375,669	14,210,836	13,410,887	15,059,811	1.3%	6.2%	-5.6%	12.3%
Pike County	5,125,218	5,345,959	5,490,134	5,005,472	5,818,384	4.3%	2.7%	-8.8%	16.2%
Clay Township	15,131	15,029	16,088	16,505	17,105	-0.7%	7.0%	2.6%	3.6%
Jefferson Township	29,433	30,949	31,788	32,733	32,692	5.2%	2.7%	3.0%	-0.1%
Lockhart Township	32,040	33,334	34,242	34,728	36,251	4.0%	2.7%	1.4%	4.4%
Logan Township	13,110	13,608	13,963	14,400	14,818	3.8%	2.6%	3.1%	2.9%
Madison Township	16,137	16,748	17,183	17,583	18,219	3.8%	2.6%	2.3%	3.6%
Marion Township	11,646	12,272	12,604	12,984	13,333	5.4%	2.7%	3.0%	2.7%
Monroe Township	35,645	37,136	38,117	39,737	40,417	4.2%	2.6%	4.3%	1.7%
Patoka Township	31,096	32,260	33,104	34,248	35,048	3.7%	2.6%	3.5%	2.3%
Washington Township	120,362	125,086	128,124	81,835	87,156	3.9%	2.4%	-36.1%	6.5%
Petersburg Civil City	544,138	591,811	606,160	809,340	821,969	8.8%	2.4%	33.5%	1.6%
Spurgeon Civil Town	13,679	14,197	14,208	15,844	16,340	3.8%	0.1%	11.5%	3.1%
Winslow Civil Town	123,457	117,777	125,462	125,775	140,936	-4.6%	6.5%	0.2%	12.1%
Pike County School Corp	6,426,939	6,296,647	6,938,793	6,435,412	7,238,029	-2.0%	10.2%	-7.3%	12.5%
Pike County Public Library	473,519	494,079	506,832	523,497	537,507	4.3%	2.6%	3.3%	2.7%
Patoka Township Fire	116,689	121,115	124,280	128,558	131,648	3.8%	2.6%	3.4%	2.4%
Jefferson-Marion Township Fire	73,770	77,662	79,754	82,236	59,959	5.3%	2.7%	3.1%	-27.1%
Pike County Solid Waste District	0	0	0	0	0				

Pike 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	
63001	Clay Township	1.8498	--	--	--	--	--	1.8498
63002	Jefferson Township	1.9137	--	--	--	--	--	1.9137
63003	Lockhart Township	1.9121	--	--	--	--	--	1.9121
63004	Logan Township	1.8883	--	--	--	--	--	1.8883
63005	Madison Township	1.8889	--	--	--	--	--	1.8889
63006	Marion Township	1.9212	--	--	--	--	--	1.9212
63007	Monroe Township	1.9044	--	--	--	--	--	1.9044
63008	Spurgeon Town	2.5310	--	--	--	--	--	2.5310
63009	Patoka Township	2.1205	--	--	--	--	--	2.1205
63010	Winslow Town	3.3585	--	--	--	--	--	3.3585
63011	Washington Township	1.8876	--	--	--	--	--	1.8876
63012	Petersburg City	3.2542	--	--	--	--	--	3.2542

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.

Pike 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>	34,072	265,280	71,535	21,052	391,940	15,059,811	2.6%
<i>TIF Total</i>	0	0	0	0	0	0	
<i>County Total</i>	34,072	265,280	71,535	21,052	391,940	15,059,811	2.6%
Pike County	8,522	66,058	17,014	7,335	98,929	5,818,384	1.7%
Clay Township	0	0	0	0	0	17,105	0.0%
Jefferson Township	7	0	0	34	41	32,692	0.1%
Lockhart Township	11	0	0	144	155	36,251	0.4%
Logan Township	0	0	0	23	23	14,818	0.2%
Madison Township	0	0	0	9	9	18,219	0.1%
Marion Township	3	0	0	31	35	13,333	0.3%
Monroe Township	0	133	0	13	146	40,417	0.4%
Patoka Township	96	1,447	212	142	1,898	35,048	5.4%
Washington Township	199	1,263	406	73	1,941	87,156	2.2%
Petersburg Civil City	12,490	79,357	25,504	2,231	119,583	821,969	14.5%
Spurgeon Civil Town	5	1,826	0	18	1,848	16,340	11.3%
Winslow Civil Town	1,090	24,602	5,662	582	31,936	140,936	22.7%
Pike County School Corp	10,602	82,175	21,165	9,125	123,067	7,238,029	1.7%
Pike County Public Library	787	6,102	1,572	678	9,139	537,507	1.7%
Patoka Township Fire	246	2,317	0	532	3,094	131,648	2.4%
Jefferson-Marion Township Fire	13	0	0	82	96	59,959	0.2%
Pike County Solid Waste District	0	0	0	0	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.