

PROPERTY TAXES IN PULASKI COUNTY, INDIANA, 2007-2008



Legislative Services Agency

August 2008

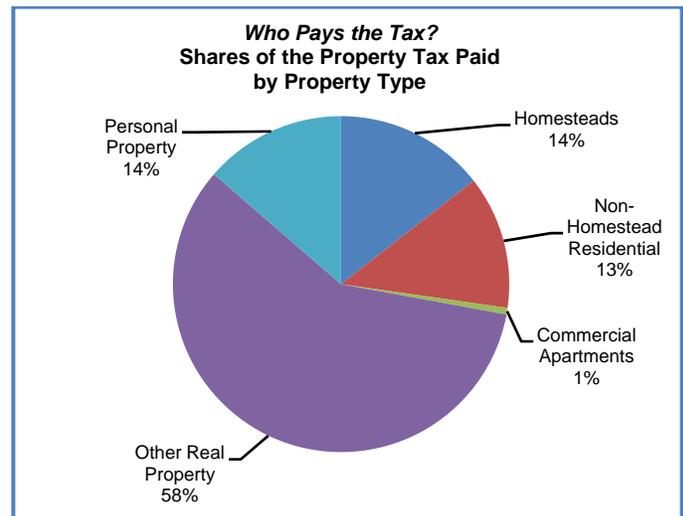
The Indiana General Assembly enacted major property tax reforms in 2008. These reforms are intended to provide substantial tax relief to homeowners. Starting in 2009, property taxes for the school general fund, county welfare funds, and several other funds will be eliminated, and their costs taken over 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.

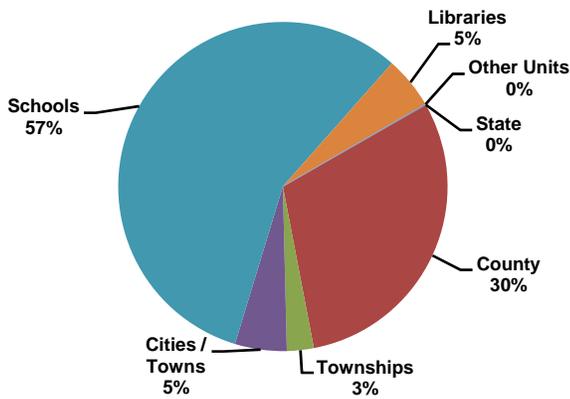
In Pulaski County, the average homeowner saw their tax bill decrease by 51.2% for 2008, with 96.2% of homeowners seeing decreases. Without the added homestead credit, the average tax bill would have decreased by 22.2%, and 93.9% of homeowners would have seen tax bill decreases. Pulaski County adopted a local option income tax for 2008, which contributed additional property tax relief.

In Pulaski County, 14% of property taxes are paid by homeowners (homesteads are primary residences, occupied by their owners); 13% are paid by owners of smaller rental housing units or owners of second homes (non-homestead residential); 1% are paid by owners of larger rental housing units (commercial apartments); and 72% 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	102	2.6%	143	3.6%
10% to 19%	2	0.1%	15	0.4%
1% to 9%	9	0.2%	46	1.2%
0%	36	0.9%	37	0.9%
-1% to -9%	12	0.3%	227	5.7%
-10% to -19%	12	0.3%	1,263	32.0%
-20% to -29%	55	1.4%	1,465	37.1%
-30% to -39%	252	6.4%	514	13.0%
-40% to -49%	717	18.1%	65	1.6%
-50% to -59%	2,023	51.2%	33	0.8%
-60% to -69%	557	14.1%	38	1.0%
-70% to -79%	58	1.5%	70	1.8%
-80% to -89%	85	2.2%	6	0.2%
-90% to -99%	8	0.2%	6	0.2%
-100%	25	0.6%	25	0.6%
Total	3,953	100.0%	3,953	100.0%
Higher Tax Bill	113	2.9%	204	5.2%
No Change	36	0.9%	37	0.9%
Lower Tax Bill	3,804	96.2%	3,712	93.9%
Average Change in Tax Bill	-51.2%		-22.2%	



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



On average, Pulaski County property tax levies increased 0.9% from 2007 to 2008. This is lower than the expected statewide average increase of 5%.

In Pulaski County, school corporations receive 57% of all property taxes. The county receives most of the rest. Towns, townships, library 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 Pulaski County**

Taxing Unit	2007 Levy	2008 Levy	Change
<i>County Total</i>	<i>\$16,453,620</i>	<i>\$16,600,075</i>	<i>0.9%</i>
State Unit	15,312	16,993	11.0%
Pulaski County	5,835,071	5,016,552	-14.0%
Beaver Township	18,761	19,518	4.0%
Cass Township	23,200	23,058	-0.6%
Franklin Township	13,646	13,870	1.6%
Harrison Township	22,954	23,303	1.5%
Indian Creek Township	17,941	18,185	1.4%
Jefferson Township	16,706	16,420	-1.7%
Monroe Township	58,912	58,753	-0.3%
Rich Grove Township	24,783	25,497	2.9%
Salem Township	68,518	69,014	0.7%
Tippecanoe Township	39,388	40,470	2.7%
Van Buren Township	56,544	66,229	17.1%
White Post Township	58,654	62,138	5.9%
Francesville Civil Town	130,265	130,051	-0.2%
Medaryville Civil Town	151,366	171,476	13.3%
Monterey Civil Town	43,110	40,617	-5.8%
Winamac Civil Town	456,661	502,450	10.0%
Culver Community School Corporation	331,416	426,105	28.6%
Eastern Pulaski Community School Corporation	5,098,847	5,388,761	5.7%
West Central School Corporation	2,707,660	2,933,775	8.4%
North Judson-San Pierre School Corporation	678,459	684,364	0.9%
Francesville Public Library	123,053	123,241	0.2%
Monterey Public Library	80,330	81,635	1.6%
Pulaski County Public Library	382,063	647,600	69.5%