

PROPERTY TAXES IN RANDOLPH COUNTY, INDIANA, 2007-2008



Legislative Services Agency

September 2008

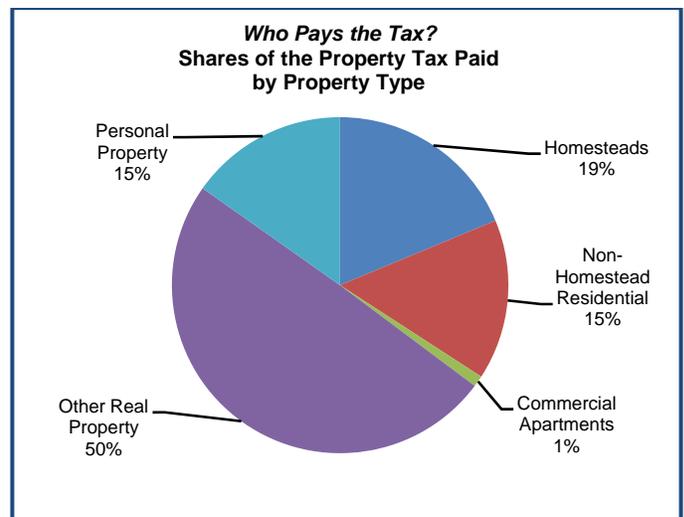
The Indiana General Assembly enacted major property tax reforms in 2008. These reforms are intended to provide substantial tax relief to homeowners. Starting in 2009, property taxes for the school general fund, county welfare funds, and several other funds will be eliminated, and their costs taken over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

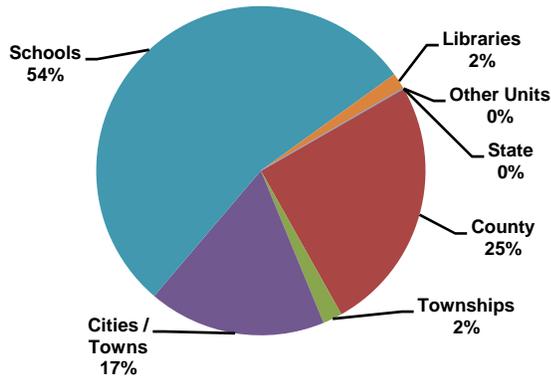
In Randolph County, the average homeowner saw their tax bill decrease by 43.9% for 2008, with 97.9% of homeowners seeing decreases. Without the added homestead credit, the average tax bill would have decreased by only 1.2%, and 45.2% of homeowners would have seen tax bill increases.

In Randolph County, 19% of property taxes are paid by homeowners (homesteads are primary residences, occupied by their owners); 15% 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 65% 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	43	0.6%	378	5.1%
10% to 19%	15	0.2%	566	7.7%
1% to 9%	22	0.3%	2,398	32.4%
0%	72	1.0%	76	1.0%
-1% to -9%	48	0.6%	2,979	40.3%
-10% to -19%	98	1.3%	621	8.4%
-20% to -29%	396	5.4%	151	2.0%
-30% to -39%	1,368	18.5%	102	1.4%
-40% to -49%	3,916	53.0%	58	0.8%
-50% to -59%	1,139	15.4%	28	0.4%
-60% to -69%	191	2.6%	17	0.2%
-70% to -79%	57	0.8%	6	0.1%
-80% to -89%	16	0.2%	4	0.1%
-90% to -99%	6	0.1%	3	0.0%
-100%	8	0.1%	8	0.1%
Total	7,395	100.0%	7,395	100.0%
Higher Tax Bill	80	1.1%	3,342	45.2%
No Change	72	1.0%	76	1.0%
Lower Tax Bill	7,243	97.9%	3,977	53.8%
Average Change in Tax Bill	-43.9%		-1.2%	



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



On average, Randolph County property tax levies increased 2.2% from 2007 to 2008. This is lower than the expected statewide average increase of 5%. The largest increases were in Union City's general fund levy and several of Randolph Southern School Corporation's levies. The county welfare levies saw the largest decreases.

In Randolph County, school corporations receive 54% of all property taxes. The county and the cities and towns receive most of the rest. Townships, library districts, the redevelopment commission, 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 Randolph County**

Taxing Unit	2007 Levy	2008 Levy	Change
<i>County Total</i>	<i>\$27,509,765</i>	<i>\$28,102,487</i>	<i>2.2%</i>
State Unit	22,992	25,159	9.4%
Randolph County	7,211,695	7,057,038	-2.1%
Franklin Township	26,252	27,127	3.3%
Green Township	15,678	16,592	5.8%
Greensfork Township	27,619	28,732	4.0%
Jackson Township	28,398	28,807	1.4%
Monroe Township	57,621	59,223	2.8%
Stoney Creek Township	24,056	24,095	0.2%
Union Township	42,759	43,441	1.6%
Ward Township	34,805	36,689	5.4%
Washington Township	32,880	36,255	10.3%
Wayne Township	36,629	39,163	6.9%
White River Township	192,218	195,853	1.9%
Winchester Civil City	2,130,200	2,197,011	3.1%
Union City Civil City	1,538,619	1,726,591	12.2%
Albany Civil Town	12,296	13,337	8.5%
Farmland Civil Town	248,896	253,038	1.7%
Losantville Civil Town	35,674	39,913	11.9%
Lynn Civil Town	232,224	235,872	1.6%
Modoc Civil Town	25,845	26,762	3.5%
Parker Civil Town	175,116	188,733	7.8%
Ridgeville Civil Town	148,296	156,309	5.4%
Saratoga Civil Town	57,343	65,843	14.8%
Union School Corporation	1,652,862	1,603,873	-3.0%
Randolph Southern School Corporation	2,121,606	2,388,172	12.6%
Monroe Central School Corporation	3,227,776	3,234,165	0.2%
Randolph Central School Corporation	5,029,770	5,061,877	0.6%
Randolph Eastern School Corporation	2,670,860	2,837,087	6.2%
Farmland Public Library	27,479	26,929	-2.0%
Ridgeville Public Library	15,239	15,973	4.8%
Union City Public Library	123,587	128,243	3.8%
Winchester Public Library	228,776	235,278	2.8%
Washington Township Public Library	47,772	49,307	3.2%
Winchester City Redevelopment Commission	5,927	0	-100.0%