

# 2010 Property Tax Report

## Randolph County

### with comparisons between 2007 and 2010



Legislative Services Agency

July 2010

This report describes property tax changes in Randolph County between 2009 and 2010, with comparison to changes between 2007 and 2010. The report also shows the overall changes to property tax levies and property assessments since the recent property tax reforms have been implemented. Explanatory information is provided to highlight changes that are unique to Randolph County and those that have occurred throughout the state. Statewide averages are based on data from all counties except Lake and LaPorte.

### Comparable Homestead Property Tax Changes in Randolph County

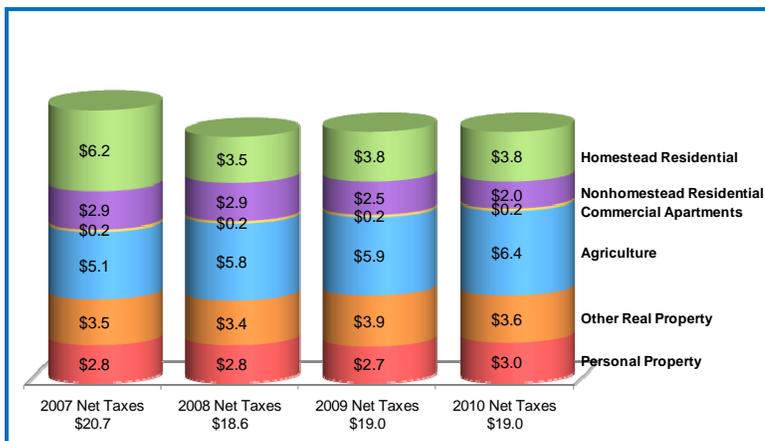
	2009 to 2010		2007 to 2010		
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total	
<b>Summary Change in Tax Bill</b>					
Higher Tax Bill	4,042	58.6%	146	2.1%	96.9% of homeowners saw lower tax bills in 2010 than in 2007.
No Change	398	5.8%	69	1.0%	
Lower Tax Bill	2,452	35.6%	6,677	96.9%	
<b>Average Change in Tax Bill</b>	<b>-2.1%</b>		<b>-41.2%</b>		
<b>Detailed Change in Tax Bill</b>					
20% or More	567	8.2%	70	1.0%	72.8% of homeowners saw tax changes ranging between +19% and -9% from 2009 to 2010.
10% to 19%	1,080	15.7%	27	0.4%	
1% to 9%	2,395	34.8%	49	0.7%	
0%	398	5.8%	69	1.0%	The largest percentage of homeowners have seen between a 30% and 49% decrease in their tax bills from 2007 to 2010.
-1% to -9%	1,138	16.5%	106	1.5%	
-10% to -19%	810	11.8%	315	4.6%	
-20% to -29%	248	3.6%	847	12.3%	
-30% to -39%	101	1.5%	1,712	24.8%	
-40% to -49%	37	0.5%	1,692	24.6%	
-50% to -59%	28	0.4%	863	12.5%	
-60% to -69%	15	0.2%	275	4.0%	
-70% to -79%	5	0.1%	208	3.0%	
-80% to -89%	12	0.2%	179	2.6%	
-90% to -99%	11	0.2%	123	1.8%	
-100%	47	0.7%	357	5.2%	
<b>Total</b>	<b>6,892</b>	<b>100.0%</b>	<b>6,892</b>	<b>100.0%</b>	

Note: Percentages may not total due to rounding.

### Randolph County Overview

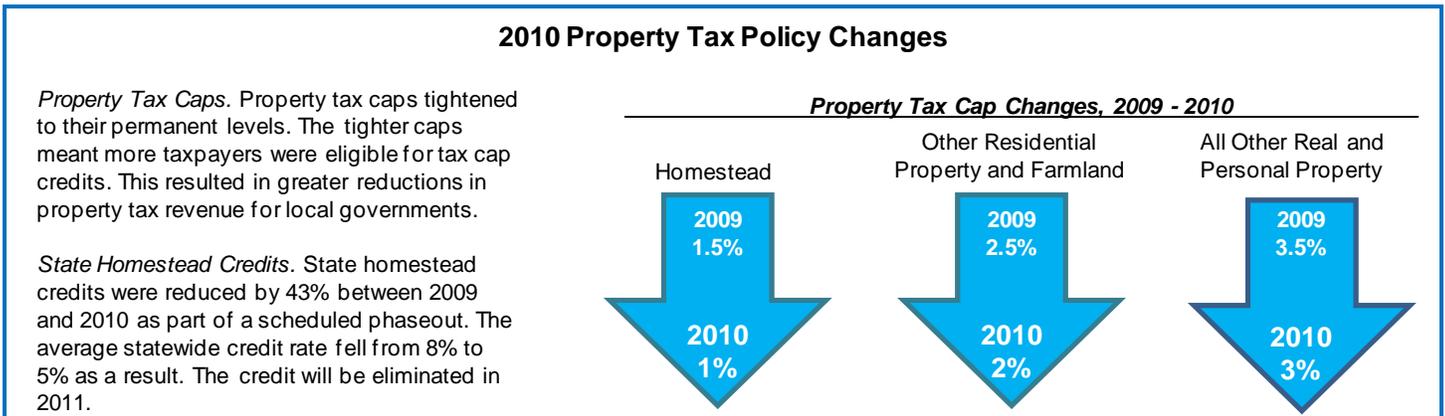
The decline in homeowner tax bills was nearly identical to the state average. Property tax levies increased 6.1% in Randolph County in 2010, more than the state average increase of 2.4%. The largest levy increase was in the Randolph Central School Corporation debt service and capital projects funds, but Winchester City and Union City, the towns of Losantville and Saratoga, and the Randolph Southern School Corporation also had substantial levy increases. The levy increases were offset by a large increase in commercial/industrial assessed value, which shifted taxes away from homeowners. Randolph County homeowners benefitted somewhat less from the one percent property tax cap than did homeowners in the average county, primarily because Randolph County home values tend to be lower than the state average. Randolph County does not provide local homestead credits.

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



Net tax bills for all taxpayers decreased 0.7% in Randolph County from 2009 to 2010. This was less than the statewide reduction of 1.4%. In 2010 apartment owners saw a 22.3% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 19.7% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw an 8.3% decrease and a 9.8% increase, respectively, in tax bills

in 2010. These changes in tax bills were mainly due to changes in assessed value. After deductions and exemptions, business real property net assessed value declined by 5.2% while personal property net assessed value grew by 11.7%. The tightening of the tax caps from 3.5% to 3% also contributed to the tax changes for commercial and industrial property. Agricultural business property saw an 8.1% increase in tax payments in 2010 because of the Randolph County tax levy increases and the 4% increase in the base rate of farmland, from \$1,200 to \$1,250 per acre.



### Tax Cap Credits

Tax cap credits in Randolph County in 2010 amounted to 11.6% of the total property tax levy. The statewide average was 6.3%. The larger percentage loss in the county was partly due to higher-than-average tax rates in Randolph County. Tax rates in 11 of 21 total taxing districts exceeded \$2, so a large amount of housing in the 2% cap category was eligible for credits. A large amount of commercial and industrial properties in the 3% tax cap category qualified for credits because the tax rates in 6 taxing districts exceeded \$3. Randolph County home values were not high enough for a large share of homesteads to qualify for credits in the 1% category.

**2010 Circuit Breaker Credits by Cap Category  
Randolph County Total \$2,490,612**

1%	2%	3%	Elderly
\$188,861	\$1,202,726	\$1,086,216	\$12,808
7.6%	48.3%	43.6%	0.5%

Randolph County and the cities of Winchester and Union City saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, Union City and the Union City Public Library lost the most, at 37.5% each. Losses were greatest for units that overlapped the municipalities in the county, because these tax districts had the highest tax rates.

### The Effects of Recession

In Randolph County the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 5.7% in December 2007 to 11.7% in July 2009. Job losses and income declines contributed to a 0.2% drop in local income tax revenue. Because part of this revenue is used for property tax levy relief, property tax levies were nudged up by the income loss.

**Randolph County Gross Assessed Value by Property Type**

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	639,503,700	620,025,000	-3.0%
Other Residential	93,450,000	91,967,200	-1.6%
Ag Business/Land	377,325,100	388,006,300	2.8%
Business Real/Personal	324,715,590	392,033,860	20.7%
<b>Total</b>	<b>\$1,434,994,390</b>	<b>\$1,492,032,360</b>	<b>4.0%</b>

In addition, the recession reduced new construction, so less new property was added to assessment roles. The recession also reduced some property values, which affected assessed values through annual trending. Lower assessed values may result in higher tax rates for local taxpayers. In those instances where taxpayers' bills are limited by the caps, the higher rates may result in higher circuit breaker credits, causing increased revenue losses for local governments.

In Randolph County, the gross assessed value of business real and personal property increased 20.7% in 2010. Most other assessment categories decreased, and total gross assessed value in Randolph County rose 4.0%. This was higher than the state average increase of 0.6%.

The tables on the following pages illustrate 2007 – 2010 levy comparisons, 2010 tax rates and credit rates, and 2010 circuit breaker losses by taxing unit.

**Randolph County Levy Comparison by Taxing Unit**

Taxing Unit	2007	2008	2009	2010	% Change		
					2007-2008	2008-2009	2009-2010
<i>County Total</i>	27,509,765	28,102,487	19,788,083	20,994,891	2.2%	-29.6%	6.1%
State Unit	22,992	25,159	0	0	9.4%	-100.0%	
Randolph County	7,211,695	7,057,038	5,029,544	5,097,990	-2.1%	-28.7%	1.4%
Franklin Township	26,252	27,127	26,995	28,565	3.3%	-0.5%	5.8%
Green Township	15,678	16,592	17,117	17,601	5.8%	3.2%	2.8%
Greensfork Township	27,619	28,732	28,629	24,956	4.0%	-0.4%	-12.8%
Jackson Township	28,398	28,807	30,436	31,158	1.4%	5.7%	2.4%
Monroe Township	57,621	59,223	51,270	59,262	2.8%	-13.4%	15.6%
Stoney Creek Township	24,056	24,095	25,376	26,374	0.2%	5.3%	3.9%
Union Township	42,759	43,441	44,920	16,337	1.6%	3.4%	-63.6%
Ward Township	34,805	36,689	37,907	14,318	5.4%	3.3%	-62.2%
Washington Township	32,880	36,255	37,559	38,613	10.3%	3.6%	2.8%
Wayne Township	36,629	39,163	40,433	41,840	6.9%	3.2%	3.5%
White River Township	192,218	195,853	204,724	226,714	1.9%	4.5%	10.7%
Winchester Civil City	2,130,200	2,197,011	2,250,863	2,360,948	3.1%	2.5%	4.9%
Union City Civil City	1,538,619	1,726,591	2,017,724	2,129,190	12.2%	16.9%	5.5%
Albany Civil Town	12,296	13,337	12,425	11,815	8.5%	-6.8%	-4.9%
Farmland Civil Town	248,896	253,038	236,048	262,580	1.7%	-6.7%	11.2%
Losantville Civil Town	35,674	39,913	40,778	195,713	11.9%	2.2%	379.9%
Lynn Civil Town	232,224	235,872	238,249	252,938	1.6%	1.0%	6.2%
Modoc Civil Town	25,845	26,762	27,822	27,575	3.5%	4.0%	-0.9%
Parker Civil Town	175,116	188,733	192,490	201,653	7.8%	2.0%	4.8%
Ridgeville Civil Town	148,296	156,309	140,778	159,792	5.4%	-9.9%	13.5%
Saratoga Civil Town	57,343	65,843	66,467	198,477	14.8%	0.9%	198.6%
Union School Corp	1,652,862	1,603,873	889,381	890,817	-3.0%	-44.5%	0.2%
Randolph Southern School Corp	2,121,606	2,388,172	1,124,768	1,239,479	12.6%	-52.9%	10.2%
Monroe Central School Corp	3,227,776	3,234,165	2,175,612	2,195,625	0.2%	-32.7%	0.9%
Randolph Central School Corp	5,029,770	5,061,877	2,548,401	2,935,482	0.6%	-49.7%	15.2%
Randolph Eastern School Corp	2,670,860	2,837,087	1,781,403	1,813,987	6.2%	-37.2%	1.8%
Farmland Public Library	27,479	26,929	26,050	28,588	-2.0%	-3.3%	9.7%
Ridgeville Public Library	15,239	15,973	15,022	16,900	4.8%	-6.0%	12.5%
Union City Public Library	123,587	128,243	132,808	140,918	3.8%	3.6%	6.1%
Winchester Public Library	228,776	235,278	244,585	254,853	2.8%	4.0%	4.2%
Washington Township Public Library	47,772	49,307	51,499	53,833	3.2%	4.4%	4.5%
Randolph Co Solid Waste Mgt Dist	0	0	0	0			
Winchester City Redevelopment Comm	5,927	0	0	0	-100.0%		

## Randolph County Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates						Net Tax Rate, Homesteads
				State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
68001	Franklin Township	1.5514	--	4.7609%	--	--	--	--	--	1.4775
68002	Ridgeville Town	3.8259	--	4.7609%	--	--	--	--	--	3.6438
68003	Green Township	1.9275	--	4.7609%	--	--	--	--	--	1.8357
68004	Albany Town	2.5424	--	4.7609%	--	--	--	--	--	2.4214
68005	Greensfork Township	1.3989	--	4.7609%	--	--	--	--	--	1.3323
68006	Jackson Township	1.7397	--	4.7609%	--	--	--	--	--	1.6569
68007	Monroe Township	1.9742	--	4.7609%	--	--	--	--	--	1.8802
68008	Farmland Town	3.4998	--	4.7609%	--	--	--	--	--	3.3332
68009	Parker City Town	2.8265	--	4.7609%	--	--	--	--	--	2.6919
68010	Stoney Creek Township	1.9421	--	4.7609%	--	--	--	--	--	1.8496
68011	Union Township	1.4644	--	4.7609%	--	--	--	--	--	1.3947
68012	Losantville Town	3.0010	--	4.7609%	--	--	--	--	--	2.8581
68013	Modoc Town	2.4027	--	4.7609%	--	--	--	--	--	2.2883
68014	Ward Township	1.8423	--	4.7609%	--	--	--	--	--	1.7546
68015	Saratoga Town	4.2411	--	4.7609%	--	--	--	--	--	4.0392
68016	Washington Township	1.4627	--	4.7609%	--	--	--	--	--	1.3931
68017	Lynn Town	2.8996	--	4.7609%	--	--	--	--	--	2.7616
68018	Wayne Township	1.6925	--	4.7609%	--	--	--	--	--	1.6119
68019	Union City	4.7990	--	4.7609%	--	--	--	--	--	4.5705
68020	White River Township	1.7044	--	4.7609%	--	--	--	--	--	1.6233
68021	Winchester City	3.2897	--	4.7609%	--	--	--	--	--	3.1331

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 *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.

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.

### Randolph County 2010 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>	142,009	1,186,295	1,065,093	12,383	2,405,780	20,994,891	11.5%
<i>TIF Total</i>	46,852	16,430	21,123	426	84,832	431,665	19.7%
<i>County Total</i>	188,861	1,202,726	1,086,216	12,808	2,490,612	21,426,556	11.6%
Randolph County	19,751	175,166	136,332	2,163	333,413	5,097,990	6.5%
Franklin Township	15	905	643	5	1,568	28,565	5.5%
Green Township	0	45	0	14	58	17,601	0.3%
Greensfork Township	0	0	0	1	1	24,956	0.0%
Jackson Township	0	0	0	0	0	31,158	0.0%
Monroe Township	335	2,362	280	42	3,019	59,262	5.1%
Stoney Creek Township	0	0	0	11	11	26,374	0.0%
Union Township	1	97	0	1	98	16,337	0.6%
Ward Township	2	155	115	1	273	14,318	1.9%
Washington Township	12	587	0	10	610	38,613	1.6%
Wayne Township	432	2,437	4,069	10	6,948	41,840	16.6%
White River Township	492	5,120	2,822	73	8,508	226,714	3.8%
Winchester Civil City	20,042	208,370	114,830	2,735	345,978	2,360,948	14.7%
Union City Civil City	49,555	279,864	467,284	1,137	797,839	2,129,190	37.5%
Albany Civil Town	0	1,395	0	0	1,395	11,815	11.8%
Farmland Civil Town	4,921	43,034	8,830	1,108	57,893	262,580	22.0%
Losantville Civil Town	77	7,824	3	7	7,910	195,713	4.0%
Lynn Civil Town	573	27,131	0	157	27,861	252,938	11.0%
Modoc Civil Town	0	2,420	0	0	2,420	27,575	8.8%
Parker Civil Town	1,805	20,002	0	142	21,949	201,653	10.9%
Ridgeville Civil Town	499	29,970	21,293	181	51,943	159,792	32.5%
Saratoga Civil Town	178	14,278	10,656	13	25,125	198,477	12.7%
Union School Corp	35	5,291	1	40	5,367	890,817	0.6%
Randolph Southern School Corp	319	15,107	0	233	15,659	1,239,479	1.3%
Monroe Central School Corp	8,519	72,659	8,264	1,874	91,316	2,195,625	4.2%
Randolph Central School Corp	10,904	128,312	73,725	1,607	214,549	2,935,482	7.3%
Randolph Eastern School Corp	18,621	105,162	175,586	436	299,805	1,813,987	16.5%
Farmland Public Library	536	4,685	961	121	6,303	28,588	22.0%
Ridgeville Public Library	53	3,170	2,252	19	5,494	16,900	32.5%
Union City Public Library	3,280	18,523	30,927	75	52,804	140,918	37.5%
Winchester Public Library	1,031	11,122	6,220	147	18,520	254,853	7.3%
Washington Township Public Library	23	1,104	0	16	1,143	53,833	2.1%
Randolph Co Solid Waste Mgt Dist	0	0	0	0	0	0	
Winchester City Redevelopment Comm	0	0	0	0	0	0	
TIF - Cardinal Energy Park	0	0	0	0	0	28,882	0.0%
TIF - East US 27	0	12,681	15,526	0	28,207	192,542	14.6%
TIF - Vision Park - Expansion	0	0	0	0	0	52,142	0.0%
TIF - Vision Park	0	2,098	5,430	0	7,528	59,480	12.7%
TIF - Willow Ridge	46,852	1,651	167	426	49,096	98,619	49.8%

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.