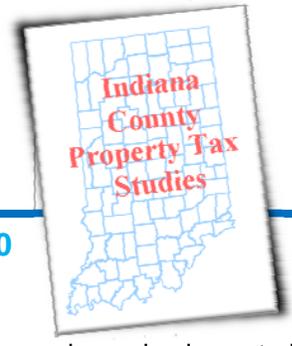


2010 Property Tax Report

Ripley County

with comparisons between 2007 and 2010



Legislative Services Agency

July 2010

This report describes property tax changes in Ripley 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 Ripley 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 Ripley County

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	6,490	93.0%	216	3.1%
No Change	117	1.7%	16	0.2%
Lower Tax Bill	375	5.4%	6,750	96.7%
Average Change in Tax Bill	7.1%		-25.1%	
Detailed Change in Tax Bill				
20% or More	171	2.4%	107	1.5%
10% to 19%	1,053	15.1%	36	0.5%
1% to 9%	5,266	75.4%	73	1.0%
0%	117	1.7%	16	0.2%
-1% to -9%	302	4.3%	230	3.3%
-10% to -19%	30	0.4%	1,207	17.3%
-20% to -29%	13	0.2%	2,552	36.6%
-30% to -39%	9	0.1%	1,476	21.1%
-40% to -49%	4	0.1%	740	10.6%
-50% to -59%	5	0.1%	182	2.6%
-60% to -69%	4	0.1%	93	1.3%
-70% to -79%	2	0.0%	65	0.9%
-80% to -89%	1	0.0%	57	0.8%
-90% to -99%	1	0.0%	53	0.8%
-100%	4	0.1%	95	1.4%
Total	6,982	100.0%	6,982	100.0%

The average homeowner saw a 7.1% tax bill increase from 2009 to 2010.

Homestead taxes in 2010 were still 25.1% lower than they were in 2007, before the property tax reforms.

96.7% of homeowners saw lower tax bills in 2010 than in 2007.

90.5% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

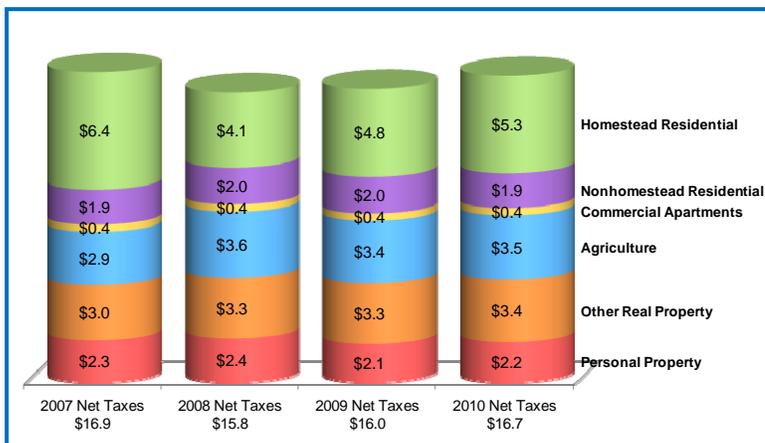
The largest percentage of homeowners have seen between a 20% and 39% decrease in their tax bills from 2007 to 2010.

Note: Percentages may not total due to rounding.

Ripley County Overview

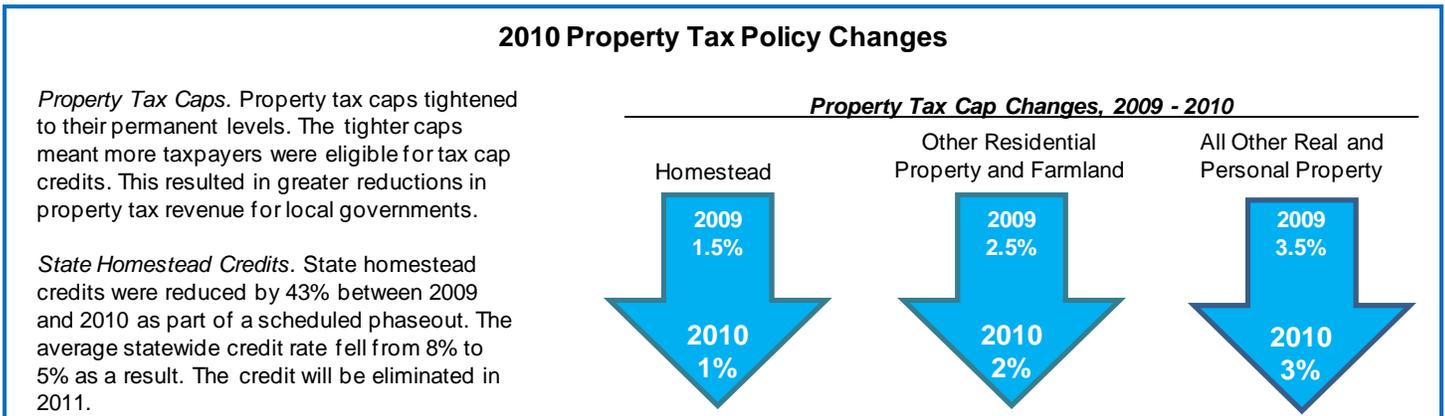
The larger-than-average increase in homeowner tax bills was due mainly to the fact that Ripley County homeowners did not benefit from the one percent property tax cap as much as homeowners in the average county. This is because Ripley County tax rates tend to be lower than the state average and because the county provides local property tax credits that hold tax bills below the tax cap threshold. Property tax levies increased 3.2% in Ripley County in 2010, similar to the state average increase of 2.4%. The largest levy increases were for the Sunman-Dearborn School Corporation and Batesville School Corporation capital projects funds and the Milan School Corporation bus replacement fund.

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



Net tax bills for all taxpayers increased 3.7% in Ripley County from 2009 to 2010. This was higher than the statewide reduction of 1.4%. In 2010 apartment owners saw a 0.2% increase in tax bills. This change in tax was due mainly to an increase in some tax rates, tempered by a decline in assessed value. Nonhomestead residential property (mostly small rental residences) saw a 3.3% decrease in tax bills, mainly due to reclassification of property. Taxes for parcels that were classified as nonhomestead residential in both 2009 and 2010 grew by 5.4%, mainly because of levy and assessment increases. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 1.6% and 4.5% increase, respectively, in tax bills in 2010. These

changes were mainly caused by the increase in Ripley County property tax levies and changes in net AV. Commercial and industrial property did not benefit from the tightened tax caps, because Ripley County's tax rates were not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 1.1% increase in tax payments in 2010, mainly due to reclassification of property. Taxes for parcels that were classified as agricultural in both 2009 and 2010 grew by 4.0%, mainly due to the 4% increase in the base rate of farmland, from \$1,200 to \$1,250 per acre.



Tax Cap Credits

Tax cap credits in Ripley County in 2010 amounted to 0.1% of the total property tax levy. The statewide average was 6.3%. The smaller percentage loss in the county was mainly due to much lower-than-average tax rates in Ripley County. Net tax rates, after considering locally funded homestead credits, were too low for most properties to qualify for circuit breaker credits. No properties qualified for credits under the 1% or 3% caps. And only a small number of homesteads qualified under the 2% cap. Most circuit breaker credits were allocated to low-income, elderly homeowners under the 2% annual growth limit for their net taxes.

**2010 Circuit Breaker Credits by Cap Category
Ripley County Total \$8,911**

1%	2%	3%	Elderly
\$0	\$1,357	\$0	\$7,554
0.0%	15.2%	0.0%	84.8%

Ripley County and the South Ripley School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of total levies, the town of Holton lost the most, at 1%.

The Effects of Recession

In Ripley 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 5.2% in December 2007 to 10.3% in July 2009. Despite job losses, local income tax revenue increased by 1.4%.

Ripley County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	1,055,996,400	1,068,320,040	1.2%
Other Residential	118,720,900	122,173,300	2.9%
Ag Business/Land	251,931,100	260,205,200	3.3%
Business Real/Personal	450,501,245	444,905,890	-1.2%
Total	\$1,877,149,645	\$1,895,604,430	1.0%

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 Ripley County, the gross assessed value of business real and personal property fell 1.2% in 2010. All other assessment categories increased, and total gross assessed AV value in Ripley County rose 1.0%. 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.

Ripley County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change		
					2007-2008	2008-2009	2009-2010
<i>County Total</i>	24,499,041	26,886,103	17,045,688	17,585,519	9.7%	-36.6%	3.2%
State Unit	31,098	32,658	0	0	5.0%	-100.0%	
Ripley County	4,954,370	6,296,913	3,016,367	3,076,032	27.1%	-52.1%	2.0%
Adams Township	49,584	49,877	51,995	47,408	0.6%	4.2%	-8.8%
Brown Township	19,725	20,583	21,523	21,928	4.3%	4.6%	1.9%
Center Township	82,824	83,873	76,581	85,753	1.3%	-8.7%	12.0%
Delaware Township	17,874	18,794	17,124	18,403	5.1%	-8.9%	7.5%
Franklin Township	23,989	24,780	25,989	24,130	3.3%	4.9%	-7.2%
Jackson Township	11,446	11,715	12,319	12,415	2.4%	5.2%	0.8%
Johnson Township	39,871	41,255	39,950	41,935	3.5%	-3.2%	5.0%
Laughery Township	25,174	25,870	25,958	20,549	2.8%	0.3%	-20.8%
Otter Creek Township	23,621	25,190	26,382	27,176	6.6%	4.7%	3.0%
Shelby Township	15,042	16,388	17,014	17,341	8.9%	3.8%	1.9%
Washington Township	29,738	30,643	27,246	29,547	3.0%	-11.1%	8.4%
Batesville Civil City	1,376,567	1,379,667	1,449,980	1,503,214	0.2%	5.1%	3.7%
Milan Civil Town	132,801	135,514	147,560	149,491	2.0%	8.9%	1.3%
Napoleon Civil Town	8,359	8,507	9,075	9,255	1.8%	6.7%	2.0%
Osgood Civil Town	174,541	189,974	200,113	199,880	8.8%	5.3%	-0.1%
Sunman Civil Town	128,917	132,834	129,040	137,411	3.0%	-2.9%	6.5%
Versailles Civil Town	246,665	251,954	263,651	265,879	2.1%	4.6%	0.8%
Holton Civil Town	43,968	45,836	48,714	49,362	4.2%	6.3%	1.3%
Sunman-Dearborn Community School Corp	1,985,333	1,885,126	1,377,005	1,539,352	-5.0%	-27.0%	11.8%
South Ripley Community School Corp	3,860,461	4,212,069	3,058,844	3,008,739	9.1%	-27.4%	-1.6%
Batesville Community School Corp	5,088,596	5,233,527	2,737,448	2,924,955	2.8%	-47.7%	6.8%
Jac-Cen-Del Community School Corp	2,468,885	2,842,454	1,596,681	1,533,242	15.1%	-43.8%	-4.0%
Milan Community School Corp	3,122,003	3,264,307	1,966,596	2,087,816	4.6%	-39.8%	6.2%
Batesville Public Library	238,542	243,213	262,620	266,559	2.0%	8.0%	1.5%
Osgood Public Library	162,995	242,425	294,535	341,820	48.7%	21.5%	16.1%
Southeastern Indiana Solid Waste Mgt Dist	136,052	140,157	145,378	145,927	3.0%	3.7%	0.4%

Ripley 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	
69001	Adams Twp-Sunman Dearborn Schl	1.4915	--	3.5969%	--	12.2892%	--	--	--	1.2546
69002	Adams Township-Batesville Schl	1.0848	--	3.5969%	--	12.2892%	--	--	--	0.9125
69003	Batesville City-Adams Township	1.6226	--	3.5969%	--	12.2892%	--	--	--	1.3648
69004	Sunman Town	1.7713	--	3.5969%	--	12.2892%	--	--	--	1.4899
69005	Brown Township	1.3413	--	3.5969%	--	12.2892%	--	--	--	1.1282
69006	Center Township	1.2626	--	3.5969%	--	12.2892%	--	--	--	1.0620
69007	Osgood Town	1.7868	--	3.5969%	--	12.2892%	--	--	--	1.5029
69008	Delaware Township	1.2638	--	3.5969%	--	12.2892%	--	--	--	1.0630
69009	Franklin Township	1.4353	--	3.5969%	--	12.2892%	--	--	--	1.2073
69010	Milan Town-Franklin Township	1.7384	--	3.5969%	--	12.2892%	--	--	--	1.4622
69011	Jackson Township	1.1535	--	3.5969%	--	12.2892%	--	--	--	0.9703
69012	Napoleon Town	1.2473	--	3.5969%	--	12.2892%	--	--	--	1.0492
69013	Johnson Township	1.3426	--	3.5969%	--	12.2892%	--	--	--	1.1293
69014	Versailles Town	1.7729	--	3.5969%	--	12.2892%	--	--	--	1.4913
69015	Laughery Township-Batesville Schl	1.0843	--	3.5969%	--	12.2892%	--	--	--	0.9120
69016	Laughery Township Jac-Cen-Del Schl	1.1084	--	3.5969%	--	12.2892%	--	--	--	0.9323
69017	Batesville City-Laughery School	1.6189	--	3.5969%	--	12.2892%	--	--	--	1.3617
69018	Otter Creek Township	1.3682	--	3.5969%	--	12.2892%	--	--	--	1.1508
69019	Holton Town	2.0403	--	3.5969%	--	12.2892%	--	--	--	1.7162
69020	Shelby Township	1.3561	--	3.5969%	--	12.2892%	--	--	--	1.1407
69021	Washington Township	1.4535	--	3.5969%	--	12.2892%	--	--	--	1.2226
69022	Milan Town-Washington Twp	1.7483	--	3.5969%	--	12.2892%	--	--	--	1.4706

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.

Ripley 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>	0	1,357	0	7,554	8,911	17,585,519	0.1%
<i>TIF Total</i>	0	0	0	0	0	0	
<i>County Total</i>	0	1,357	0	7,554	8,911	17,585,519	0.1%
Ripley County	0	166	0	1,284	1,450	3,076,032	0.0%
Adams Township	0	0	0	24	24	47,408	0.1%
Brown Township	0	0	0	4	4	21,928	0.0%
Center Township	0	0	0	6	6	85,753	0.0%
Delaware Township	0	0	0	0	0	18,403	0.0%
Franklin Township	0	0	0	8	8	24,130	0.0%
Jackson Township	0	0	0	3	3	12,415	0.0%
Johnson Township	0	0	0	31	31	41,935	0.1%
Laughery Township	0	0	0	14	14	20,549	0.1%
Otter Creek Township	0	22	0	7	30	27,176	0.1%
Shelby Township	0	0	0	4	4	17,341	0.0%
Washington Township	0	0	0	11	11	29,547	0.0%
Batesville Civil City	0	0	0	550	550	1,503,214	0.0%
Milan Civil Town	0	0	0	82	82	149,491	0.1%
Napoleon Civil Town	0	0	0	8	8	9,255	0.1%
Osgood Civil Town	0	0	0	74	74	199,880	0.0%
Sunman Civil Town	0	0	0	25	25	137,411	0.0%
Versailles Civil Town	0	0	0	406	406	265,879	0.2%
Holton Civil Town	0	465	0	8	472	49,362	1.0%
Sunman-Dearborn Community School Corp	0	0	0	1,067	1,067	1,539,352	0.1%
South Ripley Community School Corp	0	695	0	1,570	2,265	3,008,739	0.1%
Batesville Community School Corp	0	0	0	1,145	1,145	2,924,955	0.0%
Jac-Cen-Del Community School Corp	0	0	0	191	191	1,533,242	0.0%
Milan Community School Corp	0	0	0	779	779	2,087,816	0.0%
Batesville Public Library	0	0	0	104	104	266,559	0.0%
Osgood Public Library	0	0	0	90	90	341,820	0.0%
Southeastern Indiana Solid Waste Mgt Dist	0	8	0	60	68	145,927	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.